

North York Community Council

Meeting No.	3	Contact	Francine Adamo, Committee Administrator
Meeting Date	Tuesday, February 13, 2007	Phone	416-395-7348
Start Time	9:30 AM	E-mail	nycc@toronto.ca
Location	Council Chamber, North York Civic Centre		

North York Community Council		
Councillor Maria Augimeri (Chair)	Councillor Mike Feldman	Councillor Howard Moscoe
Councillor Anthony Perruzza (Vice-Chair)	Councillor John Filion	Councillor John Parker
Councillor Shelley Carroll	Councillor Cliff Jenkins	Councillor David Shiner
	Councillor Denzil Minnan-Wong	Councillor Karen Stintz

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

Confirmation of Minutes – January 16, 2007

Speakers/Presentations:

9:45 a.m. – Items 1 -3
10:00 a.m. – Items 4 -7
10:15 a.m. – Items 8 - 10
10:30 a.m. – Items 11- 13

NY3.1	ACTION	9:45 AM	Transactional	Wards: 25
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Removal of One Privately-owned Tree - 114 Stibbard Avenue

(January 23, 2007) report from General Manager, Parks, Forestry and Recreation

Recommendations

The General Manager of Parks, Forestry and Recreation recommends the application to remove one privately-owned 70-centimetre diameter Norway maple tree (*Acer platanoides*) located in the front yard of 114 Stibbard Avenue adjacent to the east property line be approved, conditional on:

1. the planting of two (2) replacement trees in accordance with the plan on file with Urban Forestry, and
2. the tree not being removed until the requirements of Transportation Services have been met.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

To report on a request from the applicant of 114 Stibbard Avenue to remove one privately-owned 70-centimetre diameter Norway maple tree (*Acer platanoides*) located in the front yard of the subject property, adjacent to the east property line. The property was the subject of a recent Committee of Adjustment application for minor variances. The variances were approved subject to conditions which included the requirement that the owner provide a minimum of 2 parking spaces on the lot behind the main front wall of the dwelling and a driveway length of 15 meters. The owner proposes to install a driveway at the east side of the property to provide access and on-site parking as required. The proposed driveway is however, in direct conflict with the existing 70- centimetre Norway maple tree.

The original permit application included two (2) additional trees which included an 82-centimetre diameter Norway maple tree and a 48-centimetre diameter pear tree. A permit will be issued to the applicant for removal of the pear tree as it is in poor condition. The application for removal of the 82-centimetre diameter Norway maple tree was subsequently withdrawn by

the applicant.

Staff have reviewed the information that has been submitted with respect to the 70-centimetre diameter Norway maple tree and there are no viable options that would see installation of a driveway and retention of the tree on site. The owner has proposed to plant two (2) replacement trees should approval for tree removal be granted. The proposed planting plan is satisfactory and Urban Forestry does not object to the issuance of the permit to remove the subject tree.

Background Information

Removal of One Privately-owned Tree - 114 Stibbard Avenue
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1073.pdf>

Deferred from January 16, 2007 Meeting

NY3.2	ACTION	9:45 AM	Transactional	Wards: 23
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Fence Exemption Request -116 Elmhurst Avenue

(December 20, 2006) report from Manager, Municipal Licensing and Standards, North York District

Recommendations

1. Municipal Licensing and Standards recommends that the fence exemption not be granted.

Financial Impact

There is no financial impact anticipated in this report.

Summary

The purpose of this report is to consider a request by the owner(s) of 116 Elmhurst Avenue to be exempted from Chapter 447 - Fences, section 447-2(B). This section states that the maximum height of a fence in the front yard can be 1.2 metres unless it is within 2.4 metres of the front lot line and it restricts site lines then the maximum height can be 1 metre.

The proposed wood fence will be in the front yard on the inside of the east property line. The fence will extend from the front of the house 2.13 metres and be 1.8 metres in height.

Background Information

Fence Exemption Request - 116 Elmhurst Avenue
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1069.pdf>

Deferred from January 16, 2007 meeting

NY3.3	ACTION	9:45 AM	Transactional	Wards: 25
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Fence Exemption Request - 21 Truman Road

(December 21, 2006) report from Manager, Municipal Licensing and Standards, North York District

Recommendations

1. Municipal Licensing and Standards recommends that the fence exemption not be granted.

Financial Impact

There is no financial impact anticipated in this report.

Summary

The purpose of this report is to consider a request by the owner(s) of 21 Truman Road to be exempted from Chapter 447 - Fences, section 447-3(E)(2). This section states that the maximum size for the mesh in a chain link fence that forms part of a pool fence enclosure can be 38 millimetres.

The exemption request is to permit two sections of existing chain link tennis court fence to form part of the pool fence enclosure. The first section starts at the southwest corner of the lot and runs along south property line for 16.8 metres, is 2 metres in height built on top of a 1.08 metre retaining wall with mesh openings of 51 millimetres. The second section starts at the southwest corner of the lot and runs along the west property line for 31 metres, is 3 metres high with mesh openings of 51 millimetres.

Background Information

Fence Exemption Request - 21 Truman Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1068.pdf>)

Deferred from January 16, 2007 meeting

NY3.4	ACTION	10:00 AM	Transactional	Wards: 25
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Fence Exemption Request - 24 Strathgowan Crescent

(December 20, 2006) report from Manager, Municipal Licensing and Standards, North York District

Recommendations

1. Municipal Licensing and Standards recommends that the fence exemption not be granted.

Financial Impact

There is no financial impact anticipated in this report.

Summary

The purpose of this report is to consider a request by the owner(s) of 24 Strathgowan Crescent to be exempted from Chapter 447 - Fences, section 447-2(B). This section states that the maximum height of a fence in the front yard not within 2.4 metres of the front lot line can be 1.2 metres.

This wood fence is in the front yard on the inside of the south property line beside the driveway for 24 Strathgowan Crescent. The fence is in two sections. The first section closest to the house is 2.2 metres long and 1.9 metres high. The second section is 2.3 metres long and 1.74 metres high.

Background Information

Fence Exemption Request - 24 Strathgowan Crescent
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1067.pdf>

NY3.5	ACTION	10:00 AM	Transactional	Wards: 10
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Fence Exemption Request - 8 Southgate Avenue

(January 26, 2007) report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

1. Municipal Licensing and Standards recommends that the fence exemption not be granted.

Financial Impact

There is no financial impact anticipated resulting from the adoption of this report.

Summary

The purpose of this report is to consider a request by the owner(s) of 8 Southgate Avenue to be exempted from the City of Toronto Municipal Code, Chapter 447 - Fences, section 447-2(B). This section states that the maximum height of a fence on an unroofed deck can be 2.0 metres

above the surface of the deck.

The existing wood lattice fence located on the unroofed deck in the rear yard is 2.9 metres in height.

Background Information

Fence Exemption Request - 8 Southgate Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1186.pdf>)

NY3.6	ACTION	10:00 AM	Transactional	Wards: 25
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Fence Exemption Request - 77 Gordon Road

(January 30, 2007) report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

1. Municipal Licensing and Standards recommends that the fence exemption not be granted.

Financial Impact

There is no financial impact anticipated in this report.

Summary

The purpose of this report is to consider a request by the owner(s) of 77 Gordon Road to be exempted from Chapter 447 - Fences, section 447-2(B). This section states that the maximum height of a fence on this part of the property can be 2 metres.

The existing wood frame lattice fence is in the rear and side yard on the east side of the property. The fence is 7.86 metres in length, starts in the side yard and extends into the rear yard in three sections ranging in height from 2.1 metres to 2.25 metres.

Background Information

Fence Exemption Request - 77 Gordon Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1172.pdf>)

NY3.7	ACTION	10:00 AM	Transactional	Wards: 15
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Request for an Encroachment Agreement - 1208 Glencairn Avenue

(January 19, 2007) report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommend that the Encroachment application be approved, subject to the following conditions:

1. that the owner(s) remove the retaining wall on the east side of the driveway to a minimum of 0.46 metre behind the City sidewalk to the satisfaction of Transportation Services, North York District;
2. that the owner(s) enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
3. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
4. that no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal;
5. that the life of the Agreement be limited to 10 years from the date of registration on title 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;
6. the indemnification to the City by the owner(s) of the encroachment 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;
7. 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;
8. the owner(s) pay the following fees:
 - a. Application Fee of \$447.81 (paid).
 - b. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.

- c. One-time fee of \$430.49 plus G.S.T., totalling \$456.32.

Financial Impact

There is no financial impact anticipated resulting from the adoption of this report.

Summary

The purpose of this report is to consider a request by the owner of 1208 Glencairn Avenue, for an encroachment agreement. The existing encroachment consists of a retaining wall with metal guardrail, decorative rocks, portion of a step and a light fixture located on the City road allowance.

Background Information

Encroachment Agreement - 1208 Glencairn Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1516.pdf>)

NY3.8	ACTION	10:15 AM	Transactional	Wards: 34
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Sign Variance Request - 67 Parkwoods Village Drive

(January 25, 2007) report from Director of Building and Deputy Chief Building Official

Recommendations

The Toronto Building North York Division recommends that:

1. the request for variance be refused.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

To review and make recommendations on a request by Dominic Rotundo of the Pattison Sign Group, on behalf of the property owner Morgis Properties Ltd., for approval of a variance from the former City of North York by-law No. 30788, as amended, to permit the erection of an illuminated ground sign at the above noted location.

The proposed ground sign will measure 3.05m high X 2.86m wide (10'-0" by 9'-4 5/8") and will extend 3.05m (10 feet) above ground level. The proposed sign will display the name of the property owner and will include an electronic message display to advertise the apartment vacancies for rental. The intensity of illumination will be maintained at a constant level.

Background Information

Sign Variance Request - 67 Parkwoods Village Drive

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1144.pdf>

NY3.9	ACTION	10:15 AM	Transactional	Wards: 34
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Sign Variance Request - 70 Parkwoods Village Drive

(January 25, 2007) report from Director of Building and Deputy Chief Building Official

Recommendations

The Toronto Building North York Division recommends that:

1. the request for variance be refused.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

To review and make recommendations on a request by Dominic Rotundo of the Pattison Sign Group, on behalf of the property owner Morgis Properties Ltd., for approval of a variance from the former City of North York by-law No. 30788, as amended, to permit the erection of an illuminated ground sign at the above noted location.

The proposed ground sign will measure 3.05m high X 2.86m wide (10'-0" by 9'- 4 5/8") and will extend 3.05m (10 feet) above ground level. The proposed sign will display the name of the property owner and will include an electronic message display to advertise the apartment vacancies for rental. The intensity of illumination will be maintained at a constant level.

Background Information

Sign Variance Request - 70 Parkwoods Village Drive

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1145.pdf>

NY3.10	ACTION	10:15 AM	Transactional	Wards: 15
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Sign Variance Request - 1840 Eglinton Avenue West

(January 29, 2007) report from Director of Building and Deputy Chief Building Official

Recommendations

The Toronto Building North York Division recommends that:

1. North York Community Council approve the request to permit one illuminated incidental sign with a display area of 3.53 square meters on the east elevation of the 1840 Eglinton Avenue West: and
2. The applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit from the Chief Building Official.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

To review and make recommendations on a request by Isabella Cerelli of Pride Signs Ltd., on behalf of Shoppers Drug Mart, for an approval of a variance from former City of York Sign By-law No. 3369-79, as amended to permit installation of one incidental sign having a display area that exceeds 1.1 square meters.

The proposed illuminated sign located along the east elevation of the building, with a total display area of 3.53 sq. m., will identify the Canada Post Office located within the store.

Background Information

Sign Variance Request - 1840 Eglinton Avenue West
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1146.pdf>

Deferred from January 16, 2007 meeting

NY3.11	ACTION	10:30 AM	Transactional	Wards: 24
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Parking Amendments - Newton Drive

(December 15, 2006) report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends 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 Newton Drive, from the easterly limit of Yonge Street to a point 122 metres east thereof;
2. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by

deleting the No Parking 8:00 a.m. to 6:00 p.m., Monday to Friday, prohibition on the north side of Newton Drive, from a point 122 metres east of the easterly limit of Yonge Street to the westerly limit of Dumont Street;

3. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by prohibiting parking anytime on the north side of Newton Drive, from the easterly limit of Yonge Street to a point 40 metres easterly thereof;
4. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by prohibiting parking from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the north side of Newton Drive, from a point 40 metres east of the easterly limit of Yonge Street to the westerly limit of Dumont Street; and
5. The appropriate City Officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

Financial Impact

All costs associated with the amendments to the parking restrictions on Newton Drive are included within the Transportation Services Division, North York District's 2007 Operating Budget estimates.

Summary

To obtain approval to amend the parking prohibitions on the north side of Newton Drive between Yonge Street and Dumont Street. The amendments to the parking restrictions will allow residents to park on this section of Newton Drive during the evening and weekends.

Background Information

Parking Amendments - Newton Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1071.pdf>)

Communications

(January 11, 2007) petition from Kennis Heath, Containing 10 signatures of residents – NY3.11.1

(January 12, 2007) e-mail from Laura Kwan, Lawrence, Sam, Linda, Marisa and Wesley Ng – NY3.11.2

(January 14, 2007) e-mail from Eileen and Wayne Justesen – NY3.11.3

(January 15, 2007) letter from Fatemeh Mansoorifar – NY3.11.4

(January 15, 2007) letter from Mehdi Shams – NY3.11.5

(January 15, 2007) letter from M. Ardolino – NY3.11.6

NY3.12	ACTION	10:30 AM	Transactional	Wards: 16
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Removal of On-Street Parking Space for Persons with Disabilities - Cheritan Avenue

(January 19, 2007) report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. the existing on-street parking space for persons with disabilities on the south side of Cheritan Avenue, between a point 3.5 metres east of the easterly limit of Cortland Avenue and a point 5.5 metres further east, be removed; and
2. the appropriate City officials be authorized and directed to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

Financial Impact

All costs associated with the removal of the on-street disabled person's parking space at 27 Cheritan Avenue are included within the Transportation Services Division, North York District's 2007 Operating Budget estimates.

Summary

To obtain approval to remove the existing on-street disabled persons' parking space adjacent to 27 Cheritan Avenue, that was being utilized by the resident at 1 Cheritan Avenue.

The removal of the on-street disabled parking space for persons with disabilities will not result in any negative impact, as the parking space is no longer being used.

Background Information

Removal of On-Street Parking Space for Persons with Disabilities – Cheritan Ave
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1158.pdf>
 Attachment 1
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1101.pdf>

NY3.13	ACTION	10:30 AM	Transactional	Wards: 26
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Payment-In-Lieu of Parking - Mirarmar Investments Limited - 1643-1643A Bayview Avenue

(December 19, 2006) report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District, recommends that:

1. the applicant enter into an Agreement with the City of Toronto for the payment-in-lieu of \$7,500, for three (3) parking stalls, based upon the additional area of the proposed building expansion.
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.

Financial Impact

Council’s approval of this application will provide the City of Toronto with a \$7,500.00 payment-in-lieu of parking, and a \$300.00 + GST application processing fee.

The Deputy City Manager and Chief Financial Officer have reviewed this report and agrees with the financial impact information.

Summary

To seek Council’s approval to exempt the applicant from the former Borough of East York Zoning By-law 1916 requirement of 11 parking spaces, conditional upon a payment-in-lieu of parking for three (3) parking spaces.

Background Information

Payment-in-lieu of Parking - 1643 - 1643A Bayview Avenue
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1148.pdf>

NY3.14	ACTION		Transactional	Wards: 15
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Proposed Road Widening - Marlee Avenue at 221 Glen Park Avenue

(January 22, 2007) report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends:

1. that the conveyance of lands for future widening not be waived.

Financial Impact

There are no financial implications arising from the contents of this report.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Summary

The subject site is located on the south side of Glen Park Avenue, where the applicant is proposing the development of a 7 three-storey townhouses fronting onto Glen Park Avenue and 3 live-work and 3 residential units in the form of a townhouse fronting onto Marlee Avenue, for a total of 13 units.

The applicant has requested that the requirements to convey lands for future widening of Marlee Avenue at this location, be waived.

Background Information

Proposed Road Widening - Marlee Avenue at 221 Glen Park Avenue
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1219.pdf>)

Attachment-1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1091.pdf>)

Attachment-2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1092.pdf>)

NY3.15	ACTION		Transactional	Wards: 10
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All Way Stop Control - Almore Avenue at Yeomans Road

(January 19, 2007) report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. Schedule XVIII and XIX of By-law 31001, of the former City of North York, be amended to require traffic to stop on all approaches to the intersection of Almore Avenue and Yeomans Road; 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.

Financial Impact

All costs associated with the installation of an all-way stop control are included within the

Transportation Services Division, North York District's 2007 Operating Budget estimates.

Summary

To obtain approval to introduce an all-way stop control at the intersection of Almore Avenue at Yeomans Road.

The installation of an all-way stop control at the intersection of Almore Avenue at Yeomans Road will address the existing right-of-way conflicts at this intersection.

Background Information

All Way Stop Control - Almore Avenue at Yeomans Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1154.pdf>)

Attachment-1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1096.pdf>)

NY3.16	ACTION		Transactional	Wards: 8
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Lane Designations - Hullmar Drive at Gosford Boulevard and York Gate Drive at Hullmar Drive

(January 23, 2007) report from Director, Transportation Services, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. Schedule XIII of By-Law No. 31001, of the former City of North York, be amended to designate the westerly southbound lane on York Gate Boulevard, north of Hullmar Drive, for right-turning vehicles only, from the northerly limit of Hullmar Drive to a point 21 metres north thereof;
2. Schedule XIII of By-Law No. 31001, of the former City of North York, be amended to designate the easterly southbound lane on York Gate Boulevard, north of Hullmar Drive, for through vehicles only, from the northerly limit of Hullmar Drive to a point 21 metres north thereof;
3. Schedule XIII of By-Law No. 31001, of the former City of North York, be amended to designate the northerly westbound lane on Hullmar Drive, east of Gosford Boulevard, for right-turning vehicles only, from the easterly limit of Hullmar Drive to a point 22 metres east thereof;
4. Schedule XIII of By-Law No. 31001, of the former City of North York, be amended to designate the southerly westbound lane on Hullmar Drive, east of Gosford Boulevard, for through vehicles only, from the easterly limit of Hullmar Drive to a point 22 metres

east thereof; and

5. the appropriate City officials be directed to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

Financial Impact

All costs associated with the installation of the lane designations are included within the Transportation Services Division, North York District's 2007 Operating Budget estimates.

Summary

To obtain approval to designate the westerly southbound lane on York Gate Boulevard, north of Hullmar Drive and the northerly westbound lane on Hullmar Drive east of Gosford Boulevard for right-turning traffic only in association with the proposed intersection improvements scheduled for 2007.

The subject lane designations would improve overall traffic operations along both York Gate Drive and Hullmar Drive.

Background Information

Lane Designations - Hullmar Drive at Gosford Boulevard and York Gate Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1155.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1098.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1099.pdf>)

NY3.17	ACTION		Transactional	Wards: 25
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40 km/h Speed Zone - Overland Drive/Barber Greene Road - Veery Place to Broadpath Road

(January 19, 2007) report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. By-law No. 31878, of the former City of North York, be amended to delete the 40 km/h speed zone on Overland Drive from the westerly limit of The Donway West to the southerly limit of Veery Place;
2. By-law No. 31878, of the former City of North York, be amended to designate Overland Drive as a 40 km/h speed zone, from the westerly limit of The Donway West

to the northerly limit of Barber Greene Road;

3. By-law No. 31878, of the former City of North York, be amended to designate Barber Greene Road as a 40 km/h speed zone, from the southerly limit of Overland Drive to the southerly limit of Broadpath Road (north leg); and
4. the appropriate City officials be directed to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

Financial Impact

All costs associated with the implementation of the 40 km/h speed zone are included within the Transportation Services Division, North York District's 2007 Operating Budget estimates.

Summary

To obtain approval to install a 40 km/h speed zone on Overland Drive/Barber Greene Road, between the southerly limit of Veery Place and the southerly limit of Broadpath Road (north leg).

The extension of the existing 40 km/h speed zone to include all of Overland Drive and Barber Greene Road north of Broadpath Road will improve the level of vehicle and pedestrian safety in the vicinity of Overland Public School.

Background Information

40 km/h Speed Zone - Overland Drive/Barber Greene Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1156.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1100.pdf>)

NY3.18	ACTION		Transactional	Wards: 15
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Removal of On-Street Parking Spaces for Persons with Disabilities - Lauder Avenue

(January 19, 2007) report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. the existing on-street disabled persons' parking space on the east side of Lauder Avenue, between a point 87.0 metres north of Genesee Avenue and a point 5.5 metres further north thereof be removed;

2. the existing on-street disabled persons' parking space on the west side of Lauder Avenue, between a point 85.0 metres north of Genesee Avenue and a point 5.5 metres further north thereof be removed; 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.

Financial Impact

All costs associated with the removal of the on-street disabled persons' parking spaces are included within the Transportation Services Division, North York District's 2007 Operating Budget estimates.

Summary

To obtain approval to remove two on-street disabled persons' parking spaces on Lauder Avenue.

The removal of the two on-street disabled persons parking spaces will not result in any negative impact, as the spaces are no longer being used.

Background Information

Removal of On-Street Parking Spaces for Persons with Disabilities - Lauder Ave

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1157.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1129.pdf>)

NY3.19	ACTION		Transactional	Wards: 34
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40 km/h Speed Zone - Laurentide Drive - Tetbury Crescent/Barnwood Court to York Mills Road

(January 23, 2007) report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. By-law No. 31878, of the former City of North York, be amended by deleting the 40 km/h speed limit on Laurentide Drive, from the northerly limit of Three Valleys Drive to the westerly limit of Tetbury Crescent/ Barnwood Court;
2. By-law No. 31878, of the former City of North York, be amended by installing a 40 km/h speed limit on Laurentide Drive, from the northerly limit of Three Valleys Drive

to the southerly limit of York Mills Road; 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.

Financial Impact

All costs associated with the implementation of the 40 km/h speed zone on Laurentide Drive, are included within the Transportation Services Division, North York District's 2007 Operating Budget estimates.

Summary

To obtain approval to extend the 40 km/h speed zone on Laurentide Drive, from Tetbury Crescent/ Barnwood Court to York Mills Road.

Background Information

40 km/h Speed Zone - Laurentide Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1169.pdf>)

Attachment-1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1093.pdf>)

Attachment-2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1094.pdf>)

NY3.20	ACTION		Transactional	Wards: 10
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All Way Stop Control - Hove Street at Searle Avenue

(January 23, 2007) report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. the installation of an all-way stop control at the intersection of Hove Street and Searle Avenue not be implemented.

Financial Impact

There is no financial impact associated with the adoption of this report.

Summary

To deny the request to install an all-way stop control at the intersection of Hove Street and Searle Avenue.

The existing traffic and roadway conditions do not warrant the introduction of an all-way stop control at the above-noted intersection.

Background Information

All Way Stop Control - Hove Street at Searle Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1171.pdf>)

Attachment-1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1095.pdf>)

NY3.21	ACTION		Transactional	Wards: 9
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Dedication and Naming of Transit Road

(January 25, 2007) report from City Surveyor

Recommendations

The City Surveyor recommends that:

1. the portions of the existing street known as Transit Road, located between Wilson Avenue and Wilson Heights Boulevard, be dedicated as public highway and officially named “Transit Road”;
2. the portions of Faith Avenue, Sunbeam Avenue, Dresden Road, located west of Wilson Heights Boulevard, be renamed as “Transit Road”; and
3. the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of a naming by-law.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This report recommends that the portions of the existing street known as “Transit Road”, located between Wilson Avenue and Wilson Heights Boulevard, be dedicated as public highway and named “Transit Road”, and the portions of Faith Avenue, Sunbeam Avenue, Dresden Road, located west of Wilson Heights Boulevard, be renamed as “Transit Road”.

Background Information

Dedication and Naming of Transit Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1471.pdf>)

NY3.22	ACTION		Transactional	Wards: 25
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Designation of Fire Routes and Amendment to Chapter 880 - Fire Routes

(January 30, 2007) report from Toronto Fire Services

Recommendations

The Toronto Fire Services recommends that:

1. 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 -18, 28, and 38 William Carson Crescent; and
2. City Council authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

Financial Impact

There are no financial implications associated with this report.

Summary

To obtain Council approval for the amendment of the Fire Route By-law to designate certain locations as fire routes within the meaning of City of Toronto Municipal Code Chapter 880, as amended.

Fire Services uses designated fire routes as a key mechanism in regulating fire prevention, including the prevention of spreading of fires and the delivery of fire protection services.

Background Information

Designation of Fire Routes and Amendment to Chapter 880 - Fire Routes

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1166.pdf>)

By-law

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1102.pdf>)

NY3.23	ACTION		Transactional	Wards: 34
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Preliminary Report - Zoning Amendment Application -20 Graydon Hall Drive

(January 27, 2007) report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends 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.

Financial Impact

The recommendations in this report have no financial impact.

Summary

An application has been submitted to permit a 24-storey, 259-unit condominium apartment building at 20 Graydon Hall Drive.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

The report recommends that a community consultation meeting be scheduled by City Planning staff, in consultation with the Ward Councillor. A Final Report and a Public Meeting under the Planning Act is targeted for summer 2007, provided that any required information is submitted in a timely manner.

Background Information

Preliminary Report - Zoning Amendment Application - 20 Graydon Hall Drive
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1165.pdf>

NY3.24	ACTION		Transactional	Wards: 10
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Preliminary Report - Zoning By-law Amendment Application - 7 and 9 Tippet Road

(January 26, 2007) report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends 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 of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Summary

An application has been submitted to amend the Zoning By-law to permit a mixed use condominium apartment building on the north portion of the property (7 Tippet Road) fronting Wilson Avenue with commercial uses on the ground floor and 498 residential units above. The south portion of the property (9 Tippet Road) would be developed with a 5-storey office building containing 11,615m² of space. The buildings would be separated by a common access driveway from Tippet Road.

This report provides preliminary information on the above-noted application and seeks Community Council's direction on further processing of the application and on the community consultation process.

It is recommended that a community consultation meeting be scheduled by staff, in consultation with the local councillor and, upon the completion of the evaluation of the proposal that a Final Report be prepared with notice provided for a Public Meeting when appropriate.

Background Information

Preliminary Report - Zoning By-law Amendment Application - 7 and 9 Tippet Road
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1167.pdf>

NY3.25	ACTION		Transactional	Wards: 10
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Preliminary Report - Official Plan and Zoning By-law Amendment Applications - 872 - 878 Sheppard Avenue West

(January 25, 2007) report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. notice for the Public Meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Summary

An application has been submitted to permit an eight (8) storey, mixed-use condominium apartment building with 323m² of ground floor commercial space, 122 residential units above and one level of underground parking at 872 to 878 Sheppard Avenue West.

This report provides preliminary information on the above-noted applications and seeks Community Council's direction on further processing of the applications.

Subsequent to submitting outstanding information required from the applicant, it is recommended that upon completion of the evaluation of the proposal, a Final Report be prepared with notice of a Public Meeting under the Planning Act.

Background Information

Preliminary Report - 872-878 Sheppard Avenue West

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1176.pdf>)

NY3.26	ACTION		Transactional	Wards: 8
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Preliminary Report - Zoning By-law Amendment Application - 1, 35 and 40 Fountainhead Road and 470 Sentinel Road

(January 25, 2007) report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends 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 of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Summary

The applicant is requesting an amendment to the Zoning By-law to permit the construction of 1,116 residential units within eight new condominium apartment buildings at 1, 35 and 40 Fountainhead Road and 470 Sentinel Road. A separate two-storey private recreational centre is also proposed on the site.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

It is recommended that a community consultation meeting be scheduled by staff, in consultation with the local councillor and, upon the completion of the evaluation of the proposal that a Final Report be prepared with notice provided for a Public Meeting when appropriate.

Background Information

Preliminary Report - 1, 35 and 40 Fountainhead Road and 470 Sentinel Road
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1458.pdf>

NY3.27	ACTION		Transactional	Wards: 23
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Preliminary Report - Zoning By-law Amendment and Site Plan Control Applications - 5270 - 5290 Yonge Street

(January 29, 2007) report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends 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 of the *Planning Act*.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

An application has been submitted to amend the site specific zoning for 5270-5290 Yonge Street to permit a mixed use project consisting of a 3-storey commercial building fronting onto Yonge Street, with a 17-storey, 165-suite retirement residence fronting onto Canterbury Place.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

Staff will schedule a community consultation meeting together with the local Councillor and a subsequent Public meeting. It is expected that a Final Report can be completed in the second quarter of 2007 provided that any required information is provided by the applicant in a timely manner.

Background Information

Preliminary Report - 5270-5290 Yonge Street

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1195.pdf>)

NY3.28	ACTION		Transactional	Wards: 15
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Preliminary Report - Rezoning Application - 3694-3700 Bathurst Street

(January 25, 2007) report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends 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 of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Summary

An application has been submitted to amend the site specific zoning for 3694-3700 Bathurst Street to permit the full range of uses generally permitted in the General Commercial (C1) Zone. This report provides preliminary information on the application and seeks Community Council's direction on further processing of the application and on the community consultation process.

The report recommends that a community consultation meeting be scheduled by City Planning staff, in consultation with the Ward Councillor. A Final Report and a Public Meeting under the Planning Act to consider this application is targeted for summer 2007, provided that any required information is submitted in a timely manner.

Background Information

Preliminary Report - Rezoning Application - 3694-3700 Bathurst Street
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1072.pdf>)

NY3.29	Information		Transactional	Wards: 8
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102-134 Hucknall Road

(January 29, 2007) report from the City Solicitor

Recommendations

Financial Impact

There is no financial impact arising from the adoption of this report.

Summary

At its meeting of January 16, 2007, North York Community Council requested that a report be brought forward to its next meeting on February 13, 2007, concerning the official plan designation and zoning bylaw affecting this site at 102 – 134 Hucknall Road and recommend on how community input can be secured and incorporated into the final design of the development. This report responds to that request.

Background Information

102-134 Hucknall Road

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1173.pdf>

102-134 Hucknall Road - Notice of Motion

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1174.pdf>**Deferred from January 16, 2007 meeting**

NY3.30	ACTION		Transactional	Wards: 25
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Request for Direction Report - Zoning By-law Amendment Application - 2709 Yonge Street

(December 20, 2006) report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council instruct the City Solicitor and appropriate City staff to attend the Ontario Municipal Board to support the position outlined in this report.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

An application has been submitted to expand the range of commercial-retail uses permitted at 2709 Yonge Street.

This purpose of this report is to seek Council direction regarding the appeal to the Ontario Municipal Board by the applicant (on behalf of Commercial Condominium Corporation MTCC 1194).

Background Information

Request for Direction Report - 2709 Yonge Street

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1075.pdf>**Communications**

(January 15, 2007) letter from Robert Gardiner, Gardiner Miller Arnold, on behalf of MTCC – NY3.30.1

(January 16, 2007) e-mail from Robert Gardiner, Gardiner Miller Arnold, on behalf of MTCC – NY3.30.2

Deferred from January 16, 2007 meeting

NY3.31	ACTION		Transactional	Wards: 23
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Final Report - Rezoning Application - 210 & 212 Finch Ave West

(August 18, 2006) report from Director, Community Planning, North York District

Recommendations

It is recommended that City Council:

1. amend the Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 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. approve in principle the site plan as indicated on the drawings listed in Attachments 1 and 2, subject to the Conditions of Approval listed in Attachment 9.
4. authorize the Chief Planner or his designate to give final approval to the site plan when the conditions to be satisfied prior to site plan approval as set out in Attachment 9 of this report have been fulfilled.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This report reviews and recommends approval of an application to amend the Zoning By-law for a proposed 8 unit, 3-storey residential townhouse development located at 210 & 212 Finch Avenue West.

Background Information

Final Report - 210 & 212 Finch Ave West

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1070.pdf>)

31a Supplementary Report - Zoning By-law Amendment and Site Plan Control Applications - 210 - 212 Finch Avenue West

(January 30, 2007) report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council 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. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
3. City Council approve in principle the site plan as indicated on the drawings listed in Attachments 1 and 2, subject to the Conditions of Approval listed in Attachment 9; and
4. City Council authorize the Chief Planner or his designate to give final approval to the site plan when the conditions to be satisfied prior to site plan control approval as set out in Attachment 9 of this report have been fulfilled.

Financial Impact

The recommendations in this report have no financial impact.

Summary

In a report dated August 18, 2006, Planning staff recommended approval of a proposed By-law Amendment, as well as a Site Plan Control Application, to permit the development of 8 townhouse units on the subject lands.

At its meeting of January 16, 2007, Community Council deferred consideration of the report to the subsequent Community Council meeting in order to allow time for the applicant and staff to provide Community Council additional information regarding the proposal.

The purpose of this report is to report to Community Council on the additional requested information.

Background Information

Supplementary Report - 210-212 Finch Avenue West

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1185.pdf>)

NY3.32	ACTION		Transactional	Wards: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Citizen Appointments to the Committee of Adjustment Panels

Confidential - Personal matters about an identifiable individual, including municipal or local board employees

(January 30, 2007) letter from City Clerk

Summary

Attached for Community Council's consideration is the following confidential information:

1. Summary table of citizen applicants reviewed for eligibility by the City Clerk's Office and for qualifications by the Staff Review Team, and
2. Applications for the Committee of Adjustment Panel for the Community Council.

The Community Council is requested to review the applications and recommend to the Civic Appointments Committee a short-list of citizen candidates (up to 2 candidates for each position) for the Civic Appointments Committee to interview.

Background Information

Letter re: Citizen Appointments to the Committee of Adjustment Panels
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1131.pdf>