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## North York Community Council

<b>Meeting No.</b>	7	<b>Contact</b>	Francine Adamo, Committee Administrator
<b>Meeting Date</b>	Tuesday, June 26, 2007	<b>Phone</b>	416-395-7348
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	nycc@toronto.ca
<b>Location</b>	Council Chamber, North York Civic Centre		

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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 - June 26, 2007**

NY7.1	Presentation	9:30 AM		
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### **Presentation - "Tower Renewal Project"**

#### **Summary**

Presentation by G. Stewart and M. McClelland, ERA Architects on the “Tower Renewal Project” requested by the North York Community Council at its meeting on June 26, 2007.

### **Deferred from May 29, 2007 Meeting**

NY7.2	ACTION	10:15 AM		Ward: 26
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### **Inclusion on Heritage Inventory - 211 Laird Drive**

(April 17, 2007) report from Director, Policy and Research, City Planning Division

#### **Recommendations**

The City Planning Division recommends that:

1. City Council include the property at 211 Laird Drive (Pease Foundry Company Building) on the City of Toronto Inventory of Heritage Properties; and
2. The appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

#### **Financial Impact**

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

#### **Summary**

This report recommends that City Council include the property at 211 Laird Drive (Pease Foundry Company Building) on the City of Toronto Inventory of Heritage Properties. The inclusion of the property on the City’s heritage inventory would enable staff to monitor the site and encourage the retention of its heritage attributes in any proposed development.

#### **Background Information**

Heritage - 211 Laird Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4316.pdf>)

Heritage - 211 Laird Drive - attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4317.pdf>)

Heritage - 211 Laird Drive - attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4318.pdf>)

Heritage - 211 Laird Drive- attachment 3

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4319.pdf>)

## 2a Inclusion on Heritage Inventory - 211 Laird Drive

(June 4, 2007) letter from Toronto Preservation Board

### Action Taken By the Board

The Toronto Preservation Board deferred consideration of the report to the September 12, 2007 meeting of the Board.

### Summary

The Toronto Preservation Board on June 4, 2007 considered the report (April 16, 2007) from the Director, Policy and Research, City Planning Division.

NY7.3	ACTION	10:15 AM	Delegated	Ward: 23
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## Fence Exemption Request - 4841 Yonge Street, Unit 117

(June 11, 2007) report from District Manager, Municipal Licensing and Standards, North York District

### Recommendations

Municipal Licensing and Standards recommends that

1. the fence exemption not be granted.

### Financial Impact

There is no financial impact anticipated in this report.

### Summary

This staff report is about a matter that the community council has delegated authority to make a final decision.

The purpose of this report is to consider a request by the owner(s) of the business at 4841 Yonge Street, Unit 117, 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 within 2.4 metres of the front lot line that does not restrict site lines can be 1.2 metres and 1.0 metre for any other type.

The subject of this exemption request is a proposed glass fence enclosure for a temporary patio to be located in the front yard of a restaurant. The fence will be constructed of glass panels with metal posts that will be approximately 1.9 metres in height and run along the north, west and south sides of the patio for a total length of approximately 21.3 metres. In addition to this another glass enclosure of similar construction will be located within the patio area enclosing a ventilation shaft that is approximately 3 metres by 6.5 metres in dimension.

## Background Information

Fence Exemption Request - 4841 Yonge Street, Unit 117

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4687.pdf>)

NY7.4	ACTION	10:15 AM	Delegated	Ward: 16
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## Encroachment Agreement Request - 439 Woburn Avenue

(June 1, 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) enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
2. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
3. that no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal;
4. 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;
5. 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;
6. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards;
7. the owner(s) pay the following fees:
  - 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., totaling \$456.32.

## Financial Impact

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

## Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this report is to consider a request by the owner(s) of 439 Woburn Avenue being a one-family detached dwelling Sixth Density Zone (R6), for an encroachment agreement. The existing encroachment consists of a portion of two retaining walls and concrete stairs with proposed guard railings located on the City road allowance.

## Background Information

Encroachment Agreement Request - 439 Woburn Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4627.pdf>)

NY7.5	ACTION	10:15 AM	Delegated	Ward: 16
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## Encroachment Agreement Request - 67 Bannockburn Avenue

(June 1, 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) place the garden rockery on the front of the property to a minimum of 2.13 metres behind the City curb, 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., totaling \$456.32.

### Financial Impact

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

### Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this report is to consider a request by the owner(s) of 67 Bannockburn Avenue, being a one-family detached dwelling sixth density zone (R6) for an encroachment agreement. The proposed encroachment consists of a concrete/stone planter, flagstone landing, flagstone walkway, concrete steps, garden rockery and an existing tree located on the City road allowance.

### Background Information

Encroachment Agreement Request - 67 Bannockburn Avenue  
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4636.pdf>

NY7.6	ACTION	10:15 AM	Delegated	Ward: 16
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### Encroachment Agreement Request - 19 Esgore Drive

(June 5, 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 hedge to a distance of 1.0 metre from the fire hydrant, to

- the satisfaction of Transportation Services, North York District;
2. that the owner(s) remove the walkway to 2.13 metres from the road edge of Esgore Drive, to the satisfaction of Transportation Services, North York District;
  3. that the owner(s) remove the hedge to 2.13 metres from the road edge of the intersection of Esgore Drive and Felbrigg Avenue, to the satisfaction of Transportation Services, North York District ;
  4. that the owner(s) remove the hedge to 2.13 metres from the road edge of Felbrigg Avenue, to the satisfaction of Transportation Services, North York District;
  5. that the owner(s) remove the fence back 2.13 metres from the road edge of Felbrigg Avenue, to the satisfaction of Transportation Services, North York District;
  6. 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;
  7. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
  8. 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;
  9. 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;
  10. 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;
  11. 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;
  12. the owner(s) pay the following fees:
    - a. Application Fee of \$456.32 (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., totaling \$456.32.

### **Financial Impact**

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

## Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this report is to consider a request by the owner(s) of 19 Esgore Drive being a one-family detached dwelling, seventh density zone (R7), for an encroachment agreement. The existing encroachment consists of a walkway, concrete steps with walkway, hedges, and a wooden fence located on the City road allowance.

## Background Information

Encroachment Agreement Request - 19 Esgore Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4666.pdf>)

NY7.7	ACTION	10:30 AM	Delegated	Ward: 25
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## Encroachment Agreement Request - 17 Chelford Road

(June 5, 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) alter the sprinkler heads to be pop-ups and level with grade 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 \$456.32 (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., totaling \$456.32.

### Financial Impact

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

### Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this report is to consider a request by the owner(s) of 17 Chelford Road, being a one-family detached dwelling third density zone (R3) for an encroachment agreement. The existing encroachment consists of four brick posts with lights, landscape stones, shrubs, small trees and sprinkler heads located on the City road allowance.

### Background Information

Encroachment Agreement Request - 17 Chelford Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4640.pdf>)

NY7.8	ACTION	10:30 AM	Delegated	Ward: 25
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### Encroachment Agreement Request - 163 Munro Boulevard

(June 5, 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 hedge to a distance of 2.13 metres behind the City curb, 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 \$456.32 (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., totaling \$456.32.

### **Financial Impact**

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

### **Summary**

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this report is to consider a request by the owner(s) of 163 Munro Boulevard, being a one-family detached dwelling third density zone (R3) for an encroachment agreement. The existing encroachment consists of two decorative pillars, one light fixture, three shrubs and a hedge located on the City road allowance.

### **Background Information**

Encroachment Agreement Request - 163 Munro Boulevard  
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4667.pdf>)

NY7.9	ACTION	10:30 AM	Delegated	Ward: 25
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### **Encroachment Agreement Request - 160 Valley Road**

(June 1, 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) place the sprinkler heads at a distance of 0.45 metre behind the City curb, to the satisfaction of Transportation Services, North York District;
2. that the owner(s) hand dig the area of the driveways within 1.0 metre of the buried Bell cable, to the satisfaction of Bell Canada;
3. 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;
4. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
5. 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;
6. 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;
7. 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;
8. 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;
9. the owner(s) pay the following fees:-
  - a. Application Fee of \$456.32 (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., totaling \$456.32.

## Financial Impact

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

## Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this report is to consider a request by the owner(s) of 160 Valley Road being a one-family detached dwelling, third density zone (R3), for an encroachment agreement. The proposed encroachment consists of a circular driveway with glycol heating tubes, two trees, hedge, garden, buried gravel dry well, sprinkler system and low voltage light fixtures located on the City road allowance.

## Background Information

Encroachment Agreement Request - 160 Valley Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4672.pdf>)

NY7.10	ACTION	10:30 AM	Delegated	Ward: 25
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## Encroachment Agreement Request - 9 York Road

(June 1, 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) alter the sprinkler heads to be level with the grade 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 \$452.03 (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., totaling \$456.32.

### Financial Impact

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

### Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this report is to consider a request by the owner(s) of 9 York Road, being a one-family detached dwelling third density zone (R3), for an encroachment agreement. The existing encroachment consists of a portion of steps with walkway, lighting fixtures, sprinkler system, retaining walls and rock gardens located on the City road allowance.

### Background Information

Encroachment Agreement Request - 9 York Road

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4674.pdf>

NY7.11	ACTION	10:30 AM	Delegated	Ward: 25
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### Encroachment Agreement Request - 185 Gordon Road

(June 4, 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) alter the sprinkler heads to a distance of 0.45 metres behind the City curb, 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 \$456.32 (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**

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this report is to consider a request by the owner(s) of 185 Gordon Road, being a one-family detached dwelling third density zone (R3) for an encroachment agreement. The proposed encroachment consists of heated stone walkway, heated driveway and sprinkler system located on the City road allowance.

### **Background Information**

Encroachment Agreement Request - 185 Gordon Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4686.pdf>)

**Deferred from May 29, 2007 Meeting**

NY7.12	ACTION	10:45 AM	Delegated	Ward: 26
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**Sign Variance Request - 150 Kilgour Road**

(May 9, 2007) report from Director of Building and Deputy Chief Building Official

**Recommendations**

Toronto Building North York Division recommends that:

1. The request for variance be approved with the following condition:
  - (a) The applicant enter into an encroachment with the City of Toronto to permit the erection of the sign on the public road allowance; and
  - (b) 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**

This staff report is about a matter that Community Council has been delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-law.

The purpose of this report is to review and make recommendations on a request by John Lohmus of IBI Group, on behalf of Bloorview Kids Rehab and Toronto Rehabilitation Institute for approval of a variance from the Former Borough of East York Sign By-law No. 64-87, as amended, to permit the erection of a standardized outdoor advertising structure (billboard) on the public road allowance at the southeast corner of Kilgour Road and Bayview Avenue.

The proposed sign will provide shared advertising for two public hospitals known as Bloorview Kids Rehab and the Toronto Rehabilitation Institute. The proposed sign will also provided directional information for clients and visitors to the hospitals. Both of the facilities are located on the north side of Kilgour Road east of Bayview Avenue.

**Background Information**

Sign Variance Request - 150 Kilgour Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4339.pdf>)

**Deferred from May, 29, 2007 Meeting**

<b>NY7.13</b>	ACTION	10:45 AM	Delegated	Ward: 16
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**Sign Variance Request - 3334 Yonge Street**

(April 17, 2007) report from Director Of Building and Deputy Chief Building Official

**Recommendations**

Toronto Building North York Division recommends that:

1. Request for variance be refused.

**Financial Impact**

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

**Summary**

This staff report is about a matter that the community council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this report is to review and make recommendations on a request by Sid Catalano of Pattison Outdoor, on behalf of Wendelyn Financial Services, for an approval of a variance from former City of Toronto Sign By-law No. 297, as amended to permit erection of one illuminated double-faced off premise roof sign at 3334 Yonge Street.

The former City of Toronto Sign By-law No. 297, as amended, does not allow any roof signs in the MCR zone where this property is located. There are existing roof signs within the close proximity that obtained council approvals prior to the erection of these signs.

**Background Information**

Sign Variance Request - 3334 Yonge Street

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4401.pdf>

**Communications**

(April 26, 2007) e-mail from Amy Stewart NY.Main 7.13.1

(April 27, 2007) e-mail from Alison Gorbould NY.Main 7.13.2

(April 29, 2007) e-mail from Stewart C. Russell NY.Main 7.13.3

(April 29, 2007) e-mail from Sara Lipson NY.Main 7.13.4

(April 29, 2007) e-mail from Steve Mercer NY.Main 7. 13.5

(April 29, 2007) e-mail from Alice Barton NY.Main 7.13.6

(May 27, 2007) e-mail from Shayla Duval NY.Main 7.13.7

(May 27, 2007) e-mail from Caroline Chan NY.Main 7.13.8

(May 28, 2007) e-mail from Rajat M. Bharati NY.Main 7.13.9

(May 27, 2007) e-mail from John Smart, President, Teddington Park Residents Association NY.Main 7.13.10



## 13a Sign Variance Request - 3334 Yonge Street

(June 12, 2007) report from Director of Building and Deputy City Building Official

### Financial Impact

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

### Summary

The North York Community Council, at its May 29, 2007 meeting deferred consideration of the report from the Director of Building and Deputy Chief Building Official ( item NY6.8, dated April 17, 2007), to the next meeting on June 26, 2007; and requested the Director of Building and Deputy Chief Building Official to report on the legality of the sign located at 4155 Yonge Street and if there are any outstanding violations against Pattison Outdoor.

### Background Information

Sign Variance Request - 3334 Yonge Street - Additional  
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4586.pdf>

NY7.14	ACTION	10:45 AM	Delegated	Ward: 24
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## Sign Variance Request - 19 Barberry Place

(May 23, 2007) report from Director of Building and Deputy Chief Building Official

### Recommendations

Toronto Building North York Division recommends that:

1. The request for variance be approved.

### Financial Impact

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

### Summary

This staff report is about a matter that the community council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-law.

The purpose of this report is to review and make recommendations on a request by Robert Manning of Sign Advice, on behalf of Daniels Corporation for approval of a variance from the former City of North York Sign By-law No. 30788, as amended, to permit the existing identification sign to remain.

The sign identifies “The Chelsea” condominium with letters installed on a decorative feature wall which is considered a ground sign for the purpose of this variance request.

**Background Information**

Sign Variance Request - 19 Barberry Place

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4285.pdf>)

Sign Variance Request - 19 Barberry Place - Attachments 1-6

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4286.pdf>)

<b>NY7.15</b>	ACTION	11:00 AM	Delegated	Ward: 25
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**Request for an Exemption - Chapter 400 of the former City of Toronto Municipal Code to permit a second front yard parking pad at 113 Sherwood Avenue**

(June 11, 2007) report from Acting Director, Transportation Services, North York District

**Recommendations**

Transportation Services, North York District recommends that:

1. the application for a second front yard parking pad be denied as the proposal does not comply with the requirements of the Municipal Code.

**Financial Impact**

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

**Summary**

This staff report is about a matter that the community council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws. To report on a request for an exemption from the Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, for an application received prior to the implementation of Chapter 918, to permit a second front yard parking pad at 113 Sherwood Avenue which does not meet the requirements of the Code.

As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

**Background Information**

Request for an Exemption - 113 Sherwood Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4683.pdf>)

NY7.16	ACTION	11:00 a.m.	Delegated	Ward: 16
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## **Winter Maintenance By-Law Exemption - Brookdale Avenue, Avenue Road to the Former City of North York/City of Toronto Boundary.**

(June 4, 2007) Communication from City Clerk

### **Summary**

The North York Community Council on May 29, 2007:

1. re-opened the Decision of the North York Community Council regarding NY4.35, adopted by the North York Community Council on March 27, 2007, to allow for public deputation and debate; and
2. directed that this item be considered at its next meeting on June 26, 2007.

### **Background Information**

Winter Maintenance - Brookdale Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4957.pdf>)

### **Communications**

(May 28, 2007) letter from Jeff Harbin

NY.Main 7.16.1

## **16a Winter Maintenance By-law Exemption - Brookdale Avenue, Avenue Road to the former City of North York/ City of Toronto boundary**

(March 7, 2007) report from Director, Transportation Services, North York District

### **Recommendations**

Transportation Services, North York District recommends:

1. that the north side of Brookdale Avenue, from Avenue Road to the former City of North York/City of Toronto boundary not be exempted from the By-law 30662 (Winter Maintenance).

### **Financial Impact**

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

### **Summary**

This staff report is about a matter that the community council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

To deny the request for an exemption from By-law 30662 Winter Maintenance on Brookdale Avenue, from Avenue Road to the former City of North York/City of Toronto boundary.

Due to the off-street parking supply and the impact on winter maintenance activities, an exemption to the Winter Maintenance By-law is not justified on the subject section of Brookdale Avenue.

### Background Information

Winter Maintenance By-Law Exemption: Brookdale Avenue, Avenue Road  
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4910.pdf>

### Deferred From May 1, 2007 Meeting

NY7.17	ACTION			Ward: 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 at Hullmar Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4537.pdf>)

Lane Designations: Hullmar Drive at Gosford Boulevard and York Gate at Hullmar Drive - Map 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4538.pdf>)

Lane Designations: Hullmar Drive at Gosford Boulevard and York Gate at Hullmar Drive - Map 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4539.pdf>)

NY7.18	ACTION			Ward: 8
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## Lane Designations - Sentinel Road at The Pond Road, Shoreham Drive at The Pond Road

(June 7, 2007) report from Acting Director, Transportation Services, North York District

## Recommendations

Transportation Services, 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 northbound traffic lane on Sentinel Road, from The Pond Road to a point 35 metres south thereof, for left-turning vehicles only;
2. Schedule XIII of By-law No.31001, of the former City of North York, be amended to designate the northerly eastbound traffic lane on Shoreham Drive, from The Pond Road to a point 33 metres west thereof, for left-turning vehicles only;
3. Schedule XIII of By-law No.31001, of the former City of North York, be amended to designate the southerly eastbound traffic lane on Shoreham Drive, from The Pond Road to a point 33 metres west thereof, for through and right-turning vehicles only; and

4. the appropriate City officials be authorized and directed to take whatever action is deemed necessary to implement the foregoing including the introduction in Council of any bills that are required.

### Financial Impact

As a condition of approval of the Tennis Canada development application, York University provided the City with a Letter of Credit to address the costs for the installation of traffic control signals, pavement markings, parking control and regulatory traffic signs associated with the reconstruction and conveyance of portions of The Pond and Sentinel Roads.

### Summary

Transportation Services, North York District, as part of the assumption of The Pond Road between Sentinel Road and Shoreham Drive, identified the need to designate the lanes at the intersection of Sentinel Road at The Pond Road and Shoreham Drive at The Pond Road.

The designation of the northbound left turn lane on Sentinel Road at The Pond Road and the eastbound left-turn lane and shared through-right turn lane on Shoreham Drive at The Pond Road, will improve overall traffic operations and safety at these intersections.

### Background Information

LaneDesignations:SentinelRdatThePondRd,ShorehamDratThePondRd  
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4598.pdf>

NY7.19	ACTION			Ward: 24
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### Lane Designation, Pedestrian Crossing Prohibition - Steeles Avenue East at Townsend Road

(June 7, 2007) report from Acting Director, Transportation Services, North York District

### Recommendations

Transportation Services, North York District recommends that:

1. pedestrian crossings be prohibited on Steeles Avenue East, between the westerly curb line of Townsend Road and a point 30.5 metres east of the east curb line of Townsend Road;
2. the eastbound curb lane on Steeles Avenue East be designated for right-turning vehicles only, buses excepted, from the westerly limit of Townsend Road to a point 40 meters west thereof; and
3. the appropriate City Officials be authorized and directed to take whatever action deemed necessary to implement the foregoing including the introduction in Council of any bills that are required.

### Financial Impact

All costs associated with the implementation of the eastbound right turn lane designation and the pedestrian crossing prohibition are included within the Transportation Services Division, North York District's 2007 Operating Budget.

### Summary

To obtain approval to designate the eastbound curb lane for right turns only and to prohibit pedestrians from crossing the east leg of the intersection at Steeles Avenue East at Townsend Road.

The implementation of these modifications will improve pedestrian safety at this intersection.

### Background Information

LaneDesignation,PredeCrossProhib-SteelesAveEatTownsendRd  
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4595.pdf>

NY7.20	ACTION		Delegated	Ward: 8
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### Removal of Parking Restriction - Forge Drive

(June 7, 2007) report from Acting 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 to delete the no parking at anytime prohibition on the east side of Forge Drive from the northerly limit of Potsdam Road to a point 55 metres north thereof;
2. Schedule VIII of By-Law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the east side of Forge Drive from the northerly limit of Potsdam Road to a point 45 metres north thereof; and
3. the appropriate City Officials be authorized and directed to take whatever action is deemed necessary to implement the foregoing including the introduction in Council on any bills that are required.

### Financial Impact

All costs associated with the amendment of the parking regulations are included within the Transportation Services Division, North York District's 2007 Operation Budget.

### Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

To obtain approval to remove the existing parking restrictions in front of No. 5 Forge Drive.

### Background Information

Removal of Parking Restriction - Forge Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4671.pdf>)

NY7.21	ACTION		Delegated	Ward: 10
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### Entry Prohibition, Speed Limit Reduction - Reiner Road

(June 11, 2007) report from Acting Director, Transportation Services, North York District

### Recommendations

Transportation Services, North York District recommends that:

1. Schedule XV of By-law No. 31001, of the former City of North York be amended by prohibiting northbound right turns from 7:00 a.m. to 10:00 a.m., Monday to Friday, except Public Holidays at the intersection of Wilson Heights Boulevard and Reiner Road;
2. Schedule XV of By-law No. 31001, of the former City of North York be amended by prohibiting southbound left turns from 7:00 a.m. to 10:00 a.m., Monday to Friday, except Public Holidays at the intersection of Wilson Heights Boulevard and Reiner Road;
3. Schedule XVI of By-law No. 31001, of the former City of North York be amended by prohibiting eastbound through traffic from 7:00 a.m. to 10:00 a.m., Monday to Friday, except Public Holidays at the intersection of Wilson Heights Boulevard and Reiner Road;
4. Schedule XV of By-law No. 31001, of the former City of North York be amended by prohibiting southbound right turns from 4:00 p.m. to 7:00 p.m., Monday to Friday, except Public Holidays at the intersection of Faywood Boulevard and Reiner Road;
5. Schedule XV of By-law No. 31001, of the former City of North York be amended by prohibiting northbound left turns from 4:00 p.m. to 7:00 p.m., Monday to Friday, except Public Holidays at the intersection of Faywood Boulevard and Reiner Road;
6. Schedule XVI of By-law No. 31001, of the former City of North York be amended by prohibiting westbound through traffic from 4:00 p.m. to 7:00 p.m., Monday to Friday, except Public Holidays at the intersection of Faywood Boulevard and Reiner Road;
7. that the regulatory speed limit on Reiner Road, from Wilson Heights Boulevard to Faywood Boulevard not be reduced from 50 km/h to 40 km/h; and
8. the appropriate City Officials be authorized and directed to take whatever action deemed



necessary to implement the foregoing including the introduction in Council of any bills that are required.

### **Financial Impact**

All costs associated with the implementation of the entry prohibitions are included within the Transportation Services Division, North York District's 2007 Operating Budget.

### **Summary**

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

To obtain approval to prohibit entry to Reiner Road from Wilson Heights in the morning peak period and from Faywood Boulevard in the afternoon peak period and to deny the request to install a 40 km/h speed zone on Reiner Road, from Wilson Heights Boulevard to Faywood Boulevard.

The introduction of entry prohibitions to Reiner Road at Wilson Heights Boulevard and at Faywood Boulevard will reduce transient traffic volumes on Reiner Road. The existing traffic and roadway conditions do not warrant the introduction of a 40 km/h speed limit on Reiner Road between Wilson Heights and Faywood Boulevard.

### **Background Information**

Entry Prohibition, Speed Limit Reduction - Reiner Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4628.pdf>)

NY7.22	ACTION		Delegated	Ward: 15
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### **Parking Regulations - Claver Avenue and Cork Avenue**

(June 11, 2007) report from Acting 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 to delete the No Parking 8:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the north side of Cork Avenue from the east limit of Dufferin Street to the west limit of Cork Avenue;
2. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the No Parking 8:00 a.m. to 6:00 p.m., Monday to Friday, prohibition on the north side of Claver Avenue from the east limit of Dufferin Street to a point 60 metres east thereof;
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 south side of Claver Avenue from the

east limit of Dufferin Street to a point 91 meters east thereof;

4. 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 4:00 p.m., Monday to Friday, on the north side of Cork Avenue from the east limit of Dufferin Street to a point 70 metres east thereof;
5. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking from 8:00 a.m. to 4:00 p.m., Monday to Friday, on the north side of Cork Avenue from a point 70 metres east of the east limit of Dufferin Street to the east limit of Cork Avenue;
6. 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 10:00 p.m., Monday to Friday, on the south side of Claver Avenue from the east limit of Dufferin Street to a point 60 metres east thereof;
7. 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 Claver Avenue from a point 60 metres east of the east limit of Dufferin Street to a point 31 metres east thereof;
8. 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 6:00 p.m., Monday to Friday, on the north side of Claver Avenue from the east limit of Dufferin Street to a point 60 metres east thereof; and
9. the appropriate City Officials be authorized and directed to take whatever action is deemed necessary to implement the foregoing including the introduction in Council on any bill that are required.

### **Financial Impact**

All costs associated with the amendments of the parking regulations are included within the Transportation Services Division, North York District's 2007 Operating Budget.

### **Summary**

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

To obtain approval to amend parking prohibitions on Claver Avenue and on Cork Avenue in order to facilitate short-term on-street parking for Canada Post Office employees.

The amendments to the parking regulations on Cork Avenue and Claver Avenue, east of Dufferin Street, will facilitate on-street parking for Canada Post employees before 10:00 a.m.

### **Background Information**

Parking regulations - Claver Avenue and Cork Avenue

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4622.pdf>

NY7.23	ACTION		Delegated	Ward: 15
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### **Westbound Right-Turn-on-Red Prohibition - Vaughan Road at Oakwood Avenue**

(June 5, 2007) report from Acting Director, Transportation Services, North York District

#### **Recommendations**

Transportation Services, North York District recommends that:

1. westbound right-turns-on-red be prohibited at anytime on Vaughan Road at Oakwood Avenue, and:
2. the appropriate City Officials be authorized and directed to take whatever action deemed necessary to implement the foregoing including the introduction in Council of any bills that are required.

#### **Financial Impact**

All costs associated with the implementation of the westbound right-turn-on-red prohibition are included within the Transportation Services Division, North York District's 2007 Operating Budget.

#### **Summary**

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-law.

To obtain approval to prohibit westbound right-turns-on-red on Vaughan Road at Oakwood Avenue.

The implementation of the westbound right-turn-on-red prohibition will minimize conflicts between vehicles and pedestrians traffic at this intersection.

#### **Background Information**

Westbound Right-Turn-on-Red Prohibition - Vaughan Road at Oakwood Avenue  
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4641.pdf>

NY7.24	ACTION			Ward: 16
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### **All-Way Stop Control - Cortleigh Boulevard at Rosewell Avenue**

(June 5, 2007) report from Acting Director, Transportation Services, North York District

#### **Recommendations**

Transportation Services, North York District recommends that:

1. traffic be required to stop on all approaches to the intersection of Cortleigh Boulevard and Rosewell Avenue; 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 in the Transportation Services Division, North York District's 2007 Operating Budget.

### **Summary**

To obtain approval to introduce an all-way stop control at the intersection of Cortleigh Boulevard and Rosewell Avenue.

### **Background Information**

All-Way Stop Control-CortleighBlvd at RosewellAve  
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4680.pdf>

NY7.25	ACTION		Delegated	Ward: 16
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### **Disabled Persons Loading Zone - 451 Rosewell Avenue**

(June 7, 2007) report from Acting Director, Transportation Services, North York District

### **Recommendations**

Transportation Services, North York District recommends that:

1. an on-street loading zone for persons with disabilities be installed on the east side of Rosewell Avenue, between a point 30 metres north of the northerly limit of the traffic circle at Cheritan Avenue and a point six metres further north thereof; 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 installation of the on-street disabled person's loading zone at 451 Rosewell Avenue are included within the Transportation Services Division, North York District's 2007 Operating Budget.

### **Summary**

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-law.

To obtain approval to install an on-street disabled persons' loading zone adjacent to 451 Rosewell Avenue.

The installation of the disabled persons' loading zone will address the needs of the residents of 451 Rosewell Avenue, while only reducing the available on-street parking by one space.

### Background Information

DisabledPersonsLoadingZone-451 RosewellAve

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4609.pdf>

NY7.26	ACTION		Delegated	Ward: 16
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### Stopping Prohibition - Douglas Avenue

(June 11, 2007) report from Acting 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 to delete the "No Parking Anytime" prohibition on the north side of Douglas Avenue from the easterly limit of Bathurst Street to a point 106 metres east of the east limit of Bathurst Street;
2. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to install "No Parking Anytime" prohibition on the north side of Douglas Avenue from a point 56 metres east of the east limit of Bathurst Street to a point 50 metres east thereof;
3. Schedule IX of By-law No. 31001, of the former City of North York, be amended to install a "No Stopping Anytime" prohibition on both sides of Douglas Avenue from the east limit of Bathurst Street to a point 56 metres east thereof; and
4. the appropriate City Officials be authorized and directed to take whatever action is deemed necessary to implement the foregoing including the introduction in Council on any bills that are required.

### Financial Impact

All costs associated with the amendment of the parking/stopping regulations on Douglas Avenue are included within the Transportation Services Division, North York District's 2007 Operating Budget.

### Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

To obtain approval to install a “No Stopping at Anytime” prohibition on both sides of Douglas Avenue, east of Bathurst Street.

The implementation of the parking prohibition will address the residents’ concerns regarding daily long-term parking on both sides of the roadway within the vicinity of the newly installed traffic control signals at the intersection of Bathurst Street and Covington Avenue/Douglas Avenue.

### **Background Information**

Stopping Prohibitions -Douglas Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4668.pdf>)

NY7.27	ACTION		Delegated	Ward: 16
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### **Parking Regulations - Rosewell Avenue (John Ross Robertson Public School)**

(June 12, 2007) report from Acting Director, Transportation Services, North York District

### **Recommendations**

Transportation Services, North York District recommends that:

1. stopping be prohibited from 8:00 a.m. to 9:00 a.m. and 3:00 p.m. to 4:00 p.m., Monday to Friday, on the west side of Rosewell Avenue, from Glengrove Avenue to a point 95 metres north of Glenview Avenue;
2. parking be prohibited from 9:00 a.m. to 3:00 p.m., Monday to Friday, on the west side of Rosewell Avenue, from Glengrove Avenue to a point 95 metres north of Glenview Avenue; and
3. 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 amendment of the parking regulations on Rosewell Avenue are included within the Transportation Services Division, North York District’s 2007 Operating Budget

### **Summary**

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

To obtain approval to amend the existing parking and stopping restrictions on the west side of Rosewell Avenue between Glengrove Avenue and Glenview Avenue.

The amendments to the parking and stopping restrictions will address the residents' and school administration's concerns and improve pedestrian safety as well as two-way traffic flow on Rosewell Avenue.

### Background Information

Parking Regulations - Rosewell Avenue (John Ross Robdertson Public School)  
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4617.pdf>

NY7.28	ACTION		Delegated	Ward: 23
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### Parking Prohibitions - Glenborough Park Crescent

(June 11, 2007) report from Acting 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 to delete the "No Parking 9:00 a.m. to 5:00 p.m. Monday to Friday" on the west, south and east sides of Glenborough Park Crescent from a point 41 metres north of the north limit of Finch Avenue West (east leg) to a point 41 metres north of the north limit of Finch Avenue West (west leg);
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 east side of the west leg of Glenborough Park Crescent from the north limit of Finch Avenue West to a point 41 metres north thereof;
3. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking from 9:00 a.m. to 5:00 p.m. Monday to Friday on the east, north and west sides of Glenborough Park Crescent from a point 41 metres north of the north limit of Finch Avenue West to a point 60 metres north of the north limit of Finch Avenue West (west leg);
4. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the east side of the west leg of Glenborough Park Crescent from the north limit of Finch Avenue West to a point 60 metres north thereof; and
5. the appropriate City Officials be authorized and directed to take whatever action is deemed necessary to implement the foregoing including the introduction in Council on any bills that are required.

### Financial Impact

All costs associated with the amendment of the parking regulations on Glenborough Park Crescent are included within the Transportation Services Division, North York District's 2007

Operating Budget.

### Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

To obtain approval to prohibit parking at anytime on the east side of the west leg of Glenborough Park Crescent.

The implementation of the parking prohibition will address the residents' concerns regarding daily long-term parking on the east side of the west leg of Glenborough Park Crescent.

### Background Information

Parking Prohibitions - Glenborough Park Crescent

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4696.pdf>)

NY7.29	ACTION		Delegated	Ward: 23
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### Parking Regulations - Greenfield Avenue

(June 6, 2007) report from Acting Director, Transportation Services, North York District

### Recommendations

Transportation Services, North York District, recommends that:

1. Schedule IX of By-law No. 31001, of the former City of North York, be amended to delete the no stopping at anytime restrictions on the north side of Greenfield Avenue from the easterly limit of Yonge Street to the westerly limit of Doris Avenue;
2. 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 Greenfield Avenue from the easterly limit of Yonge Street to a point 107 metres west of the westerly limit of Doris Avenue;
3. 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 Greenfield Avenue from the westerly limit of Doris Avenue to a point 37 metres west thereof;
4. Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit stopping on the north side of Greenfield Avenue between the hours of 5:00 p.m. and 7:00 a.m., from a point 37 metres west of the westerly limit of Doris Avenue to a point 70 metres west thereof;
5. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking on the north side of Greenfield Avenue between the hours of 7:00 a.m. and 5:00 p.m., from a point 37 metres west of the westerly limit of Doris Avenue to a point 70 metres west thereof; and



6. the appropriate City Officials be authorized and directed to take whatever action deemed necessary to implement the foregoing including the introduction of any Bills that are required.

### Financial Impact

All costs associated with the changes to the parking regulations on Greenfield Avenue are included within the Transportation Services Division, North York District's 2007 Operating Budget.

### Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-law.

To obtain approval to amend the existing stopping regulations on the north side of Greenfield Avenue, west of Doris Avenue, between the hours of 7:00 a.m. and 5:00 p.m., in order to facilitate short term pick-up and drop-off activities for Cardinal Carter Academy for the Arts.

The amendment to be stopping regulations in front of the school will address the on-site limitations to facilitate stopping in front of the school for short periods.

### Background Information

ParkingRegulations-GreenfieldAve

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4614.pdf>)

NY7.30	ACTION		Delegated	Ward: 23
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### Parking Amendments School Bus Loading Zone - Hollywood Avenue, Estelle Avenue

(June 11, 2007) report from Acting 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 to deleting the No Parking Anytime prohibition on the north side of Hollywood Avenue, from the easterly limit of Wilfred Avenue to the westerly limit of Estelle Avenue;
2. Schedule X of By-law No. 31001, of the former City of North York, be amended by adding 15 minute Permitted Parking, from 8:00 a.m. to 4:00 p.m., Monday to Friday, on the north side of Hollywood Avenue, from a point 92 metres west of westerly limit of Estelle Avenue to a point 81 metres west thereof;
3. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by adding the No Parking Anytime prohibition on the north side of Hollywood Avenue, from the easterly limit of Wilfred Avenue to a point 173 metres west of the westerly

limit of Estelle Avenue;

4. By-law No. 32759, of the former City of North York, be amended by adding a School Bus Loading zone on the west side of Estelle Avenue from a point 15 metres north of the northerly limit of Hollywood Avenue to a point 127 metres north thereof; 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 of the parking regulations on Hollywood Avenue and the provision of a School Bus Loading Zone on Estelle Avenue north of Hollywood Avenue are included within the Transportation Services North York District's 2007 Operating Budget.

### **Summary**

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

To obtain approval to amend parking prohibitions on the north side of Hollywood Avenue, adjacent to Hollywood Public School, to implement parking for maximum periods of 15 minutes in order to facilitate improved operations during student pick-up and drop-off activities and to permit a school bus loading zone on the west side of Estelle Avenue north of Hollywood Avenue.

The implementation of short term parking on the north side of Hollywood Avenue and the implementation of the School Bus Loading Zone will improve school bus operations and school-related pick-up and drop-off activities by private vehicles.

### **Background Information**

Parking Amendments - Hollywood Avenue and Estelle Avenue  
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5164.pdf>

NY7.31	ACTION		Delegated	Ward: 25
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### **Stopping Prohibitions - Bayview Ridge**

(June 5, 2007) report from Acting Director, Transportation Services, North York District

### **Recommendations**

Transportation Services, North York District recommends that:

1. Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit stopping on both sides of Bayview Ridge from 8:00 a.m. to 6:00 p.m., Monday to Friday, from the westerly limit of Bayview Avenue to a point 118 metres west

thereof; and

- the appropriate City Officials be authorized and directed to take whatever action deemed necessary to implement the foregoing including the introduction of any Bills that are required.

### Financial Impact

All costs associated with the stopping prohibitions on Bayview Ridge are included within the Transportation Services Division, North York District's 2007 Operating Budget.

### Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

To obtain approval to prohibit stopping from 8:00 a.m. to 6:00 p.m., Monday to Friday, on both sides of Bayview Ridge, west of Bayview Avenue.

The installation of stopping prohibitions will address concerns related to parking activities on Bayview Ridge, west of Bayview Avenue.

### Background Information

Stopping Prohibitions - Bayview Ridge

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4615.pdf>)

NY7.32	ACTION		Delegated	Ward: 26
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### Parking Prohibition - Parklea Drive

(June 7, 2007) report from Acting Director, Transportation Services, North York District

### Recommendations

Transportation Services, North York District recommends that:

- parking be prohibited on both sides of Parklea Drive from the west limit of Hanna Road to a point 46 metres west thereof from 8:00 a.m. to 4:00 p.m., Monday to Friday; and
- the appropriate City Officials be authorized and directed to take whatever action deemed necessary to implement the foregoing including the introduction in Council on any bills that are required.

### Financial Impact

All costs associated with the amendment of the parking regulations are included within the Transportation Services Division, North York District's 2007 Operating Budget.

## Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

To obtain approval to prohibit parking from 8:00 a.m. to 4:00 p.m., Monday to Friday, on the both sides of Parklea Drive from the westerly limit of Hanna Road to a point 46 metres west thereof.

The implementation of the parking restrictions will improve the flow of two-way traffic entering and exiting Leaside High School.

## Background Information

Parking Prohibition-ParkleaDr

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4600.pdf>)

NY7.33	Information			Ward: 24
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## York Region Environmental Assessment for Bayview Avenue

(June 12, 2007) report from Director, Transportation Infrastructure Management

## Recommendations

### Financial Impact

There is no financial impact resulting from the receipt of this report beyond what has already been approved in the Transportation Services Division's 2007 budget.

## Summary

The Regional Municipal of York (York Region) is currently undertaking a Class Environmental Assessment (Class EA) Study for Bayview Avenue between John Street and Major Mackenzie Drive. This section of Bayview Avenue, which is located directly to the north of Ward 24 entirely within York Region, is identified in their 10 Year Capital Program for widening from its current four lanes to six lanes. The Class EA Study was initiated in 2006 and York Region staff expect to complete the study and report to York Region Council in the fall of 2007.

At the time of the writing of this report, York Region staff were still evaluating alternatives to address transportation deficiencies within this corridor and, as a result, had not identified the technically preferred improvements for Bayview Avenue. However, at its meeting in March 2007, York Region Council adopted, in principle, a policy that capital projects involving the widening of a road from four to six lanes be designed for the purpose of High Occupancy Vehicle (HOV) lanes. Transportation Services staff will report on the details of York Region staff's recommendations prior to the completion of the Class EA Study.

**Background Information**

York Region Environmental Assessment for Bayview Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4580.pdf>)

NY7.34	Information			Ward: 23
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**North York City Centre Service Road Acquisitions**

(June 12, 2007) report from Acting Director, Transportation Services, North York District

**Financial Impact**

There is no financial impact as a result of receiving this report.

**Summary**

This report is in response to a request from North York Community Council to report on the North York City Centre Service Road in relation to:

- the number of properties that still need to be acquired for the North York Service Road on the west side;
- the actions taken to date to acquire those properties; and
- what can be done to expedite the acquisitions.

Transportation Services can provide below four tables highlighting the properties that still need to be acquired for the North York Service Road on the west side and related information.

**Background Information**

North York City Centre Service Road Acquisitions

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4637.pdf>)

NY7.35	ACTION			Ward: 16
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**Naming of Public Lane - Anne Rawson Lane**

(June 11, 2007) report from City Surveyor

**Recommendations**

The City Surveyor recommends that subject to City Council granting an exception to its policy of avoiding the naming of streets after living persons:

- (1) the public lane located between Fairlawn Avenue and St. Germain Avenue, immediately west of Yonge Street, be named “Anne Rawson Lane”; and

- (2) 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 staff report is about a matter for which the community council has delegated authority from City Council to make a final decision, provided that the staff recommendation is not amended so that it varies with City Policy or by-laws.

This report recommends that, subject to City Council approval, the name “Anne Rawson Lane” be approved to identify the public lane between Fairlawn Avenue and St. Germain Avenue, immediately west of Yonge Street.

### Background Information

Naming of Public Lane - Anne Rawson Lane

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4574.pdf>)

NY7.36	ACTION			Ward: 8, 9, 10, 15, 16, 23, 25, 26, 33, 34
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### Appointment of Members of Council to the Community Museum Management Board and North York Community Preservation Panel

(June 8, 2007) report from City Clerk

### Recommendations

The City Clerk recommends that North York Community Council consider Members’ preferences listed in Attachment 1 and recommend to Council the appointment of:

1. One or two Members to the Gibson House/Zion Schoolhouse Museum Management Board for a term of office ending December 31, 2008, and until their successors are appointed.
2. One or two Members to the North York Community Preservation Panel for a term of office ending December 31, 2008, and until their successors are appointed

### Financial Impact

There are no financial implications resulting from this report.

### Summary

This report forwards information and a list of Members’ preferences for appointment to Gibson House/Zion Schoolhouse Community Museum Management Board and the North York Community Preservation Panel, so that Community Council may nominate Members for

appointment by Council.

### Background Information

Appointment of Members of Council to the Community Museum Management Board and North York Community Preservation Panel

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4607.pdf>)

Appointment of Members of Council to the Community Museum Management Board and North York Community Preservation Panel - att. 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4608.pdf>)

NY7.37	ACTION			Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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### Appointment of Members of Council to Toronto and Region Conservation Authority Humber and Don Watersheds Sub-Committees

(June 8, 2007) report from City Clerk

### Recommendations

The City Clerk recommends that North York Community Council consider TRCA's request to nominate Members to Don Watershed Regeneration Council and the Humber Watershed Alliance and the list of Members' preferences in Attachment 2 and, if desired, recommend to Council the appointment for a term ending December 31, 2008, and until a successor is appointed:

- a. One Member to the Toronto and Region Conservation Authority Don Watershed Regeneration Council.
- b. One Member to the Toronto and Region Conservation Authority Humber Watershed.

### Financial Impact

There are no financial implications resulting from this report.

### Summary

This report forwards Toronto and Region Conservation Authority's (TRCA) request for appointments to the following sub-committees: Humber Watershed Alliance and the Don Watershed Regeneration Council (Attachment 1) and a list of interested Members (Attachment 2) so that Community Council may nominate Members for appointment by Council.

### Background Information

Appointment of Members of Council to TRCA

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4592.pdf>)

Appointment of Members of Council TRCA - Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4611.pdf>)

Appointment of Members of Council TRCA - Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4789.pdf>)

NY7.38	ACTION			Ward: 16
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## **Preliminary Report - Official Plan and Zoning By-law Amendment Applications - 3101 & 3137 Bathurst Street and 683 Bedford Park Avenue**

(June 12, 2007) report from Director, Community Planning, North York District

### **Recommendations**

The City Planning Division recommends that:

1. a Community Consultation meeting for the revised proposal be arranged in conjunction 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**

These applications were made after January 1, 2007 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report reviews applications to amend the Official Plan and the Zoning By-law for an 11-storey, 190-unit retirement residence at 3101 & 3137 Bathurst Street and 683 Bedford Park Avenue as submitted. The proposed building would have a height of 33.16 metres not including the mechanical penthouse and a density of 4.5 times the lot area.

The applications as originally submitted required the redesignation of a residential parcel designated Neighbourhoods and the relocation of a public lane. The applicant has recently agreed to remove the single detached dwelling lot and the public lane from the applications. Note that the graphics and details in this report depict the original submission and include the detached dwelling lot and public lane.

This report provides preliminary information on the above-noted applications.

### **Background Information**

Preliminary Report- Official Plan- 3101 & 3137 Bathurst Street and 683 Bedford Park Avenue (<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4599.pdf>)



NY7.39	ACTION			Ward: 23
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### **Preliminary Report - Zoning By-law Amendment Application - 18, 22-28, & 32 Holmes Avenue, 19-23, 27-33 & 37 Olive Avenue**

(June 11, 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**

This application was made after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to amend Zoning By-law No. 7625 to construct a 28-storey, 308 unit residential building, two 2-storey townhouses and two 4-storey townhouse buildings containing 74 units at 18, 22-26, Holmes Avenue, 19-23, 27-31 Olive Avenue, a portion of 33 & 37 Olive Avenue and a portion of 28 and 32 Holmes Avenue.

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

It is intended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor for early September 2007. A final report and Public meeting under the Planning Act to consider this application is targeted for the first quarter of 2008, provided that any required information is submitted in a timely manner.

#### **Background Information**

18 Holmes

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4694.pdf>)

NY7.40	ACTION	11:15 AM		Ward: 15
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## Final Report - Rezoning Application - 3694 - 3700 Bathurst Street

*Statutory - Planning Act, RSO 1990*

(June 7, 2007) report from Director, Community Planning, North York District

### Recommendations

The City Planning Division recommends that:

1. City Council amend the Zoning By-law for 3694-3700 Bathurst Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4; and
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.

### 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.

The proposed range of commercial-retail uses are considered compatible with the surrounding neighbourhood as well as being pedestrian oriented and supportive of the needs of the adjacent residential neighbourhoods. The proposed range of uses are also considered to be an appropriate extension of the locally-oriented mix of commercial-retail activity that exists along this portion of Bathurst Street. The existing building is suitable for commercial uses as the building fronts directly on Bathurst Street with parking provided at the rear of the site.

This report reviews and recommends approval of the application to amend the Zoning By-law

### Background Information

Final Report - Rezoning Application- 3694 - 3700 Bathurst Street  
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4559.pdf>

NY7.41	ACTION	11:30 AM		Ward: 10
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## **Final Report - Zoning By-law Amendment Application - 500 Sheppard Avenue West (1 Canyon Avenue)**

*Statutory - Planning Act, RSO 1990*

(June 11, 2007) report from Director, Community Planning, North York District

### **Recommendations**

The City Planning Division recommends that:

1. City Council amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5;
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; and
3. before introducing the necessary Bills to City Council for enactment, require the owner to enter into a Section 37 Agreement with the City, to the satisfaction of the City Solicitor, to provide or fund the following facilities, services and/or matters:
  - (a) cash contribution of \$20,000 to be put toward streetscape improvements in the immediate vicinity of the site as follows:
    - i Street tree installation in front of 1 Canyon Avenue, along both the Sheppard Avenue West frontage and the Canyon Avenue frontage;
    - ii Street tree installation along both sides of Canyon Avenue where opportunities exist;
    - iii Street tree installation along both sides of Sheppard Avenue West in the immediate vicinity of the subject lands where opportunities exist;
    - iv Replacement of asphalt with decorative concrete or unit pavers in the boulevard along Canyon Avenue where opportunities exist; and,
  - (b) A cash contribution of \$130,000 to be dedicated to the improvement of existing recreational capital facilities in Ward 10, the specific location to be determined through continuing discussions between City Planning staff, the Ward Councillor, Parks, Forestry and Recreation staff and other City Divisions as required.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Summary**

This application proposes a 16-storey residential building containing 150 condominium units at

500 Sheppard Avenue West, formerly part of the property known as 1 Canyon Avenue. This report reviews and recommends approval of the application to amend the Zoning By-law for this property.

### Background Information

1 Canyon

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4681.pdf>)

1 CanyonAttach5

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4934.pdf>)

NY7.42	ACTION	11:45 AM		Ward: 33
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### **Draft Plan of Subdivision Application, Official Plan & Zoning By-law Amendment and Context Plan - 100, 102, 110 & 125 Parkway Forest Drive, 120 & 130 George Henry Blvd., 32-50, 65 & 80 Forest Manor Road**

*Statutory - Planning Act, RSO 1990*

(June 12, 2007) report from Director, Community Planning, North York District

### Recommendations

The City Planning Division recommends that:

1. City Council authorize the City Solicitor to request the OMB approve the Official Plan and Zoning By-law with the following modifications to the Section 37 public benefits:
  - (i) The applicant shall provide, during the first phase of construction, a minimum of 804m<sup>2</sup> of ground floor community agency space within Buildings A2 and D1, along the Sheppard Avenue East frontage of the site;
  - (ii) The applicant shall construct a community centre (and associated parking) having a minimum gross floor area of 4,500m<sup>2</sup> for the intended purpose of providing City operated public recreation, 82 space childcare and community service programs. Prior to the issuance of a building permit for the construction of the 425<sup>th</sup> new dwelling unit (Phase 3B), the design and tendering of the community centre/childcare must be at stage to permit the issuance of a building permit for the community centre/child care. The community centre/childcare shall be completed prior to the issuance of any building permits for Phase 5.
  - (iii) The applicant shall construct an outdoor swimming pool (and associated parking) including a pool deck and indoor support space having a minimum gross floor area of approximately 525m<sup>2</sup>. Prior to the issuance of a building permit for the construction of the 425<sup>th</sup> new dwelling unit (Phase 3B), the design and tendering of the facility must be at stage to permit the issuance of a building permit for the facility. The facility shall be completed prior to the issuance of any building permits for Phase 5;

- (iv) The applicant shall be responsible for the design and construction of parkland improvements in addition to the “base construction” obligations (grading, servicing, sodding, etc). The park improvements shall include suitable replacement of the current outdoor amenities that will be affected by development of the new community centre/child care. The applicant shall be responsible for the design and construction of the park improvements in addition to the “base construction” obligations (grading, servicing, sodding, etc). The improvements shall also include all general park, landscape improvements including all walkways, pedestrian lights, tree and shrub planting, furnishings (e.g. benches, waste receptacles, bicycle racks, etc) and boundary fences/landscaping. The park improvements shall be completed prior to the issuance of any building permits for Phase 5;
  - (v) The applicant shall provide a public art contribution in accordance with the City of Toronto’s Public Art program for a value not less than one percent of the gross construction cost of all new buildings and structures on the Block A lands;
  - (vi) The applicant shall provide a cash-in-lieu contribution of \$1 million to be used towards a “special rent supplement initiative” to be implemented by the City and applied to existing eligible households in the Parkway Forest community; and,
  - (vii) As a pre-condition to a building permit for any new condominium dwelling units (not rental replacement), the owner must pay \$1 million for the “special rent supplement program” to be administered by the City.
2. In addition to the conditions outlined in 1(i) to (vii) above, the Section 37 Agreement include and/or stipulate the following to the satisfaction of the Chief Planner and executive Director of City Planning and the City Solicitor:
- (i) The owner will remediate and convey to the City a 4 metre wide conveyance along the entire Don Mills Road frontage of the site. The owner shall do this at such time as they are requested to do so by the Chief Planner and in any event prior to the approval of the Site Plan application for Phase 2.
  - (ii) The new public road shall be constructed and completed prior to the issuance of any building permits for Phase 4;
  - (iii) The conditions of the Toronto District School Board as noted in their letter dated January 25, 2005 shall be included in the Section 37 Agreement for the entire site as well as, the Subdivision Agreement (in respect of Phases 5 and 6);
  - (iv) The conditions of the Toronto Catholic District School Board as noted in their letter dated December 17, 2004 shall be included in the Section 37 Agreement for the entire site as well as, the Subdivision Agreement (in respect of Phases 5 and 6);
  - (v) The General Manager of Shelter, Support and Housing Administration should report back on establishing a reserve fund for the purpose of implementing the

“special rent supplement program.”

- (vi) As a pre-condition to a building permit for Phase 3B (the 425<sup>th</sup> building permit) the owner must have entered into a subdivision agreement to secure the remediation, construction and conveyance of the proposed new road located between these phases. The Section 37 Agreement should also stipulate that as a pre-condition to a building permit for Phase 3B the owner must:
  - (a) Demolish the townhouses located on the Phase 5 and 6 lands (Blocks 1 and 2 on the plan of subdivision);
  - (b) Sod the Phase 5 and 6 lands prior to the issuance of any building permits for Phase 4 and maintain the lands in this condition until their redevelopment; and,
  - (c) Submit a Traffic Management Plan for the entire site that addresses issues related to traffic infiltration, traffic claming, pedestrian safety and streetscape improvements.
- 3. The applicant shall pay the applicable development charges subject to a development charge credit in the amount of \$1.7 million, of the Parks and Recreation component of development charges, for the construction of parkland improvements, including the community centre and outdoor pool, as follows.
  - (i) The Owner shall receive a development charge credit of \$479 per unit for bachelor and one-bedroom apartment units, \$771 per unit for apartment units with two or more bedrooms, \$946 per unit for all townhouse units, and \$0.75 per square metre of retail GFA.
  - (ii) The Owner will be required to pay full development charges on all building permits drawn prior to the completion and acceptance of the parkland improvements, including the community centre and outdoor pool.
  - (iii) Upon completion and acceptance of the parkland improvements (including the community centre and outdoor pool), the City shall issue a refund cheque to the Owner for the amount of the development charge credit due based on the number of units and/or retail GFA for which building permits have been drawn and development charges fully paid.
  - (iv) The balance of the development charge credit, at the above rates, will be provided at building permit issuance until the entire amount of the development charge credit for the construction of the parkland improvements (including the community centre and outdoor pool) has been exhausted.
- 4. City Council adopt the Parkway Forest Context Plan dated June 11, 2007 as an implementation tool to guide the review of development applications within the Context Plan area;

5. In accordance with the delegated approval under By-law 229-2000, City Council be advised that the Chief Planner intends to approve the application generally as illustrated on Attachment 4, subject to:
  - (i) the conditions generally listed in Attachment 8, which otherwise noted must be fulfilled prior to the release of the plan of subdivision agreement for registration; and
  - (ii) such revisions to the proposed plan of subdivision or such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of the development.
6. The Owner enters into one or more agreements with the City pursuant to Section 37 of the Planning Act satisfactory to Chief Planner and Executive Director of City Planning and the City Solicitor, to ensure the facilities, services and matters set forth in Recommendation 1(i) to (vii) above, such agreement(s) be registered on title to the lands in manner satisfactory to the City Solicitor; and,
7. That City staff be authorized to advise the Ontario Municipal Board of their support of the revised settlement as set out in Recommendation 1(i) to (vii) and the conditions set out in Recommendations 2, 3 and 4, and authorize the City Solicitor and any other appropriate City staff to take such actions as necessary to give effect to the recommendations of this report.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Summary**

The purpose of this report is to recommend modifications to the comprehensive settlement reached between the City and the owner on the Official Plan and Zoning By-law amendments approved by the Ontario Municipal Board (OMB) and advise City Council that the Chief Planner intends to approve the application to create a new public road connecting Forest Manor Road to Don Mills Road and create two new residential development blocks (Phases 5 and 6) on each side of the new road. This report addresses the subdivision conditions.

The modifications to the comprehensive settlement include: the provision of a minimum of 804m<sup>2</sup> of ground floor community agency; a community centre having a minimum gross floor area of 5,000m<sup>2</sup> for the intended purpose of providing City operated public recreation space, 82 space childcare and community service programs; an outdoor swimming pool including a pool deck and indoor support space having a gross floor area of approximately 525m<sup>2</sup>; a public art contribution for a value not less than one percent of the gross construction cost of all new buildings and structures on the Block A lands; and redirecting the \$1 million cash-in-lieu contribution for special rent supplement initiatives from 121 Parkway Forest Drive to existing eligible households in the Parkway Forest community.

Council is also being requested to adopt the Parkway Forest Context Plan to guide the review of development applications within the Context Plan area.

**Background Information**

100,102,110&125ParkwayForestDr...GeorgeHenryBlvd....ForestManorRdOPA&ZBA  
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4691.pdf>

Context Plan - Parkway Forest Dr.

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4953.pdf>

NY7.43	ACTION	12:00 PM		Ward: 15
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**108 Staynor Avenue -Amendments to approved site plans**

**Confidential Attachment - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board**

(June 11, 2007) Communication from City Clerk

**Summary**

City Council on its meeting at May 23, 24, 25, 2007:

1. directed that the City not consent at this time to the request to amend the site plan.
2. referred this matter to the North York Community Council to give area residents the opportunity to make representation on the matter, and if, in the interim, the builder takes this matter to the Ontario Municipal Board before Community Council considers this matter, the City Solicitor be directed to oppose the site plan at the Ontario Municipal Board and retain outside expertise as may be required.
3. adopted the following Recommendation 3 contained in Confidential Attachment 1 to the report (May 14, 2007) from the City Solicitor and the City Solicitor, in consultation with the Ward Councillor, continue to mediate in order to attempt to achieve a settlement of this matter:

“3. That the City Solicitor be authorized to attend any OMB hearing as may be required and further be directed to take all necessary actions so as to give effect to these recommendations.”

The above-noted Recommendation 3 contained in Confidential Attachment 1 to the report (May 14, 2007) from the City Solicitor, is now public. The balance of Attachment 1 remains confidential, in accordance with the provisions of the City of Toronto Act, 2006, as it contains information pertaining to litigation or potential litigation that affects the City and that is subject to solicitor-client privilege.

**Background Information**

108 Staynor Avenue

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4867.pdf>



NY7.Bills	ACTION		Delegated	
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**General Bills**

**Confirmatory Bill**