



North York Community Council

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

The Decision Document is for preliminary reference purposes only. Please refer to the Community Council’s Report to City Council or to the Minutes for the official record.

How to Read the Decision Document:

- *Recommendations of the Community Council to City Council and decisions made by the Community Council under its delegated authority appear after the item heading.*
- *Other action taken by the Community Council which does not require Council’s approval, is listed in the decision document under the heading “Decision Advice and Other Information” at the end of the item.*
- *Declarations of Interest, if any, appear at the end of an item.*

NY7.1	Presentation	Received		
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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 May 29, 2007.

Decision Advice and Other Information

The North York Community Council:

1. received the presentation headed “Tower Renewal Project”.

NY7.2	Information	Deferred		Ward: 26
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Inclusion on Heritage Inventory - 211 Laird Drive

(April 16, 2007) Report from Director, Policy and Research, City Planning Division

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>)

Communications

(June 26, 2007) letter from Eileen P. Castello, Aird & Berlis LLP, representing the property owner of 211 Laird Drive (NY.New.7.2.1)

Decision Advice and Other Information

The North York Community Council deferred consideration of the report (April 16, 2007) from the Director, Policy and Research, City Planning Division, to its next meeting on September 10, 2007.

2a Inclusion on Heritage Inventory - 211 Laird Drive

(June 4, 2007) Letter from Toronto Preservation Board

Financial Impact

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	Information	Adopted	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

Committee Decision

The North York Community Council:

1. refused the fence exemption request.

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>

Communications

(June 21, 2007) letter from Parm Gill, Franchisee, Boston Pizza (Yonge and Sheppard) (NY.New.7.3.1)

NY7.4	Information	Adopted	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

Committee Decision

The North York Community Council:

1. approved the encroachment application, subject to the following conditions:
 - a. that the owner enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
 - b. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
 - c. that no claims will be made against the City by the owner for damages occurring to the area of the encroachment or its elements during snow removal;
 - d. 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;
 - e. the indemnification to the City by the owner 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;
 - f. 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; and
 - g. the owner pay the following fees:
 - i. Application Fee of \$447.81(paid);
 - ii. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.; and
 - iii. 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 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	Information	Adopted	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

Committee Decision

The North York Community Council:

1. approved the encroachment application, subject to the following conditions:
 - a. that the owner 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;
 - b. that the owner enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
 - c. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
 - d. that no claims will be made against the City by the owner for damages occurring to the area of the encroachment or its elements during snow removal;
 - e. 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;
 - f. the indemnification to the City by the owner 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;

- g. 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; and
- h. the owner pay the following fees:
 - i. Application Fee of \$447.81 (paid);
 - ii. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.; and
 - iii. 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 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	Information	Deferred	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

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>)

Decision Advice and Other Information

The North York Community Council deferred consideration of the report (June 5, 2007) from the District Manager, Municipal Licensing and Standards, North York District, to its next meeting on September 10, 2007.

NY7.7	Information	Adopted	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

Committee Decision

The North York Community Council:

1. approved the encroachment application, subject to the following conditions:
 - a. that the owner alter the sprinkler heads to be pop-ups and level with grade to the satisfaction of Transportation Services, North York District;
 - b. that the owner enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
 - c. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
 - d. that no claims will be made against the City by the owner for damages occurring to the area of the encroachment or its elements during snow removal;
 - e. 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;

- f. the indemnification to the City by the owner 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;
- g. 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; and
- h. the owner pay the following fees:
 - i. Application Fee of \$456.32 (paid);
 - ii. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.; and
 - iii. 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 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	Information	Adopted	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

Committee Decision

The North York Community Council:

1. approved the encroachment application, subject to the following conditions:
 - a. that the owner remove the hedge to a distance of 2.13 metres behind the City curb, to the satisfaction of Transportation Services, North York District;
 - b. that the owner enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
 - c. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
 - d. that no claims will be made against the City by the owner for damages occurring to the area of the encroachment or its elements during snow removal;
 - e. 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;
 - f. the indemnification to the City by the owner 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;
 - g. 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; and
 - h. the owner pay the following fees:
 - i. Application Fee of \$456.32 (paid);
 - ii. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.; and
 - iii. 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 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	Information	Adopted	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

Committee Decision

The North York Community Council:

1. approved the encroachment application, subject to the following conditions:
 - a. that the owner place the sprinkler heads at a distance of 0.45 metre behind the City curb, to the satisfaction of Transportation Services, North York District;
 - b. that the owner hand dig the area of the driveways within 1.0 metre of the buried Bell cable, to the satisfaction of Bell Canada;
 - c. that the owner enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
 - d. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
 - e. that no claims will be made against the City by the owner for damages occurring to the area of the encroachment or its elements during snow removal;
 - f. 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;
 - g. the indemnification to the City by the owner 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;

- h. 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; and
- i. the owner pay the following fees:
 - i. Application Fee of \$456.32 (paid);
 - ii. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.; and
 - iii. 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 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	Information	Adopted	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

Committee Decision

The North York Community Council:

1. approved the encroachment application, subject to the following conditions:
 - a. that the owner alter the sprinkler heads to be level with the grade to the satisfaction of Transportation Services, North York District;

- b. that the owner enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
- c. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
- d. that no claims will be made against the City by the owner for damages occurring to the area of the encroachment or its elements during snow removal;
- e. 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;
- f. the indemnification to the City by the owner 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;
- g. 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; and
- h. the owner pay the following fees:
 - i. Application Fee of \$452.03 (paid);
 - ii. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.; and
 - iii. 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 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	Information	Adopted	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

Committee Decision

The North York Community Council:

1. approved the encroachment application, subject to the following conditions:
 - a. that the owner alter the sprinkler heads to a distance of 0.45 metres behind the City curb, to the satisfaction of Transportation Services, North York District;
 - b. that the owner enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
 - c. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
 - d. that no claims will be made against the City by the owner for damages occurring to the area of the encroachment or its elements during snow removal;
 - e. 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;
 - f. the indemnification to the City by the owner 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;
 - g. 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; and
 - h. the owner pay the following fees:
 - i. Application Fee of \$456.32 (paid);

- ii. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.; and
- iii. 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-law.

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>

NY7.12	Information	Deferred	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

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>)

Communications

(June 25, 2007) e-mail from Karen Grant, IBI Group (NY.New.7.12.1)

(June 25, 2007) letter from Bryan R.G. Smith, North Leaside Residents' Association Inc. (NY.New.7.12.2)

Decision Advice and Other Information

The North York Community Council deferred consideration of the report (May 9, 2007) from the Director of Building and Deputy Chief Building Official, to its next meeting on September 10, 2007.

NY7.13	Information	Adopted	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

Committee Decision

The North York Community Council:

1. refused the sign variance request.

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 30, 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)
(June 24, 2007) e-mail from Shayla Duval (NY.New.7.13.11)
(June 24, 2007) e-mail from Fraser McDonald (NY.New.7.13.12)
(June 22, 2007) e-mail from Alison Gorbould (NY.New.7.13.13)

Decision Advice and Other Information

The North York Community Council requested the Director of Building and Deputy Chief Building Official, North York District, to investigate the existing signs located at the following addresses and take the appropriate action on any signs that are not in compliance with the provisions of the Sign By-law:

- a. Bell Canada building on Wynford Drive;
 - b. 6023 Yonge Street;
 - c. 4783 Yonge Street;
 - d. 3437 Bathurst Street;
 - e. 5400 Yonge Street;
 - f. 4910 Yonge Street;
 - g. 3521 Bathurst Street;
 - h. 4901 Bathurst Street;
 - i. 1881 Wilson Avenue;
 - j. 3768 Bathurst Street;
 - k. 5884 Yonge Street;
 - l. 6117 Yonge Street;
 - m. 3479 Yonge Street;
 - n. 3546 Bathurst Street;
 - o. 2812 Bathurst Street;
 - p. 3181 Bathurst Street;
 - q. 480 Lawrence Avenue West;
 - r. 3205 Bathurst Street;
 - s. 3321 Bathurst Street;
 - t. 5215 Yonge Street;
 - u. 5580 Yonge Street; and
 - v. 6120 Yonge Street.
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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	Information	Adopted	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

Committee Decision

The North York Community Council:

1. approved the sign variance request.

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 Barberrry Place

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

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

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

NY7.15	Information	Deferred	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

Committee Decision

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>)

Decision Advice and Other Information

The North York Community Council deferred consideration of the report (June 11, 2007) from the Acting Director, Transportation Services, North York District, to its next meeting on September 10, 2007.

NY7.16	Information	Amended	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) Letter from City Clerk

Committee Decision

The North York Community Council:

1. exempted the north side of Brookdale Avenue, from Avenue Road to the former City of North York/City of Toronto Boundary from By-law 30662 (Winter Maintenance);

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)

Decision Advice and Other Information

The North York Community Council directed the Acting Director, Transportation Services, to request the City Clerk to poll the residents of Brookdale Avenue for permit parking on Brookdale Avenue.

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

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 - Brookdale Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4910.pdf>)

NY7.17	Information	Withdrawn		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

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>)

Decision Advice and Other Information

The North York Community Council withdrew the report (January 23, 2007) from the Director, Transportation Services, North York District, since the North York Community Council was advised by Transportation staff that the intersection improvement is no longer going to be built.

NY7.18	ACTION	Adopted		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

Committee Recommendations

The North York Community Council recommends that City Council:

1. amend Schedule XIII of By-law No.31001, of the former City of North York, 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. amend Schedule XIII of By-law No.31001, of the former City of North York, 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. amend Schedule XIII of By-law No.31001, of the former City of North York, 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. authorize and direct the appropriate City officials 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	Adopted		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

Committee Recommendations

The North York Community Council recommends that City Council:

1. direct that 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. direct that 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. authorize and direct the appropriate City Officials 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,PreDesCrossProhib-SteelesAveEatTownsendRd
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4595.pdf>

NY7.20	Information	Adopted	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

Committee Decision

The North York Community Council:

1. amended Schedule VIII of By-Law No. 31001, of the former City of North York, 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. amended Schedule VIII of By-Law No. 31001, of the former City of North York, 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. authorized and directed the appropriate City Officials 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	Amended		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

Committee Recommendations

The North York Community Council recommends that City Council:

1. *reduce the regulatory speed limit on Reiner Road, from Wilson Heights Boulevard to Faywood Boulevard, from 50 km/h to 40 km/h.; and*
2. *authorize and direct the appropriate City Officials 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>)

Decision Advice and Other Information

The North York Community Council:

1. amended Schedule XV of By-law No. 31001, of the former City of North York 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. amended Schedule XV of By-law No. 31001, of the former City of North York 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. amended Schedule XVI of By-law No. 31001, of the former City of North York 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. amended Schedule XV of By-law No. 31001, of the former City of North York 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. amended Schedule XV of By-law No. 31001, of the former City of North York 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. amended Schedule XVI of By-law No. 31001, of the former City of North York 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; and
7. authorized and directed the appropriate City Officials to take whatever action deemed necessary to implement the foregoing including the introduction in Council of any bills that are required.

NY7.22	Information	Adopted	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

Committee Decision

The North York Community Council:

1. amended Schedule VIII of By-law No. 31001, of the former City of North York, 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. amended Schedule VIII of By-law No. 31001, of the former City of North York, 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. amended Schedule VIII of By-law No. 31001, of the former City of North York, 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. amended Schedule VIII of By-law No. 31001, of the former City of North York, 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. amended Schedule VIII of By-law No. 31001, of the former City of North York, 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. amended Schedule VIII of By-law No. 31001, of the former City of North York, 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. amended Schedule VIII of By-law No. 31001, of the former City of North York, 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. amended Schedule VIII of By-law No. 31001, of the former City of North York, 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. authorized and directed the appropriate City Officials 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	Adopted		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

Committee Recommendations

The North York Community Council recommended that City Council:

1. prohibit westbound right-turns-on-red at anytime on Vaughan Road at Oakwood Avenue, and;
2. authorize and direct the appropriate City Officials 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

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	Adopted		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

Committee Recommendations

The North York Community Council recommended that City Council:

1. require traffic to stop on all approaches to the intersection of Cortleigh Boulevard and Rosewell Avenue; and
2. authorize and direct the appropriate City officials 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.

The installation of an all-way stop control at the intersection of Cortleigh Boulevard and Rosewell Avenue will address the existing right-of-way conflicts at this intersection.

Background Information

All-Way Stop Control-CortleighBlvd at RosewellAve

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4680.pdf>)

NY7.25	Information	Adopted	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

Committee Decision

The North York Community Council:

1. directed that 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. authorized and directed the appropriate City officials 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	Information	Adopted	Delegated	Ward: 16
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Stopping Prohibition - Douglas Avenue

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

Committee Decision

The North York Community Council:

1. amended Schedule VIII of By-law No. 31001, of the former City of North York, 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. amended Schedule VIII of By-law No. 31001, of the former City of North York, 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. amended Schedule IX of By-law No. 31001, of the former City of North York, 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. authorized and directed the appropriate City Officials 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	Information	Amended	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

Committee Decision

The North York Community Council:

1. prohibited stopping 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. prohibited parking 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. authorized and directed the appropriate City officials to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required; and
4. *directed Transportation Services staff to install the appropriate signs at the end of August 2007.*

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 Robertson Public School)
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4617.pdf>

NY7.28	Information	Adopted	Delegated	Ward: 23
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Parking Prohibitions - Glenborough Park Crescent

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

Committee Decision

The North York Community Council:

1. amended Schedule VIII of By-law No. 31001, of the former City of North York, 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. amended Schedule VIII of By-law No. 31001, of the former City of North York, 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. amended Schedule VIII of By-law No. 31001, of the former City of North York, 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. amended Schedule VIII of By-law No. 31001, of the former City of North York, 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. authorized and directed the appropriate City Officials 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	Information	Adopted	Delegated	Ward: 23
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Parking Regulations: Greenfield Avenue

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

Committee Decision

The North York Community Council:

1. amended Schedule IX of By-law No. 31001, of the former City of North York, 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. amended Schedule IX of By-law No. 31001, of the former City of North York, 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. amended Schedule IX of By-law No. 31001, of the former City of North York, 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. amended Schedule IX of By-law No. 31001, of the former City of North York, 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. amended Schedule VIII of By-law No. 31001, of the former City of North York, 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. authorized and directed the appropriate City Officials 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	Information	Adopted	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

Committee Decision

The North York Community Council:

1. amended Schedule VIII of By-law No. 31001, of the former City of North York, 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. amended Schedule X of By-law No. 31001, of the former City of North York, 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. amended Schedule VIII of By-law No. 31001, of the former City of North York, 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. amended By-law No. 32759, of the former City of North York, 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. authorized and directed the appropriate City Officials 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, School Bus - Hollywood and Estelle Avenue
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5164.pdf>

NY7.31	Information	Adopted	Delegated	Ward: 25
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Stopping Prohibitions - Bayview Ridge

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

Committee Decision

The North York Community Council:

1. amended Schedule IX of By-law No. 31001, of the former City of North York, 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
2. authorized and directed the appropriate City Officials 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	Information	Adopted	Delegated	Ward: 26
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Parking Prohibition - Parklea Drive

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

Committee Decision

The North York Community Council:

1. approved the prohibition of parking 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
2. authorized and directed the appropriate City Officials 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	Deferred	Transactional	Ward: 24
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York Region Environmental Assessment for Bayview Avenue

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

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>

Decision Advice and Other Information

The North York Community Council deferred consideration of the report (June 12, 2007) from the Director, Transportation Infrastructure Management, Transportation Services, to its next meeting on September 10, 2007.

NY7.34	Information	Received		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>

Decision Advice and Other Information

The North York Community Council:

1. received the report (June 12, 2007) from the Manager, Traffic Planning/Right of Way Management, Transportation Services, North York District, for information.

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

(June 11, 2007) Report from City Surveyor

Committee Recommendations

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

1. name the public lane located between Fairlawn Avenue and St. Germain Avenue, immediately west of Yonge Street, “Anne Rawson Lane”; and
2. authorize and direct the appropriate City Officials 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	Without Recs		Ward: 8, 9, 10, 15, 16, 23, 24, 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

Committee Recommendations

The North York Community Council submits this matter to City Council without recommendation.

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	Without Recs		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

Committee Recommendations

The North York Community Council submits this matter to City Council without recommendation.

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	Information	Amended		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

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/bgrrd/backgroundfile-4599.pdf>)

Decision Advice and Other Information

The North York Community Council directed that:

1. City Planning staff schedule a community consultation meeting for the revised proposal in conjunction with the Ward Councillors *for Ward 16 and Ward 15*;
2. City Planning staff give notice for the community consultation meeting to landowners and residents within 120 metres of the site;
3. *City Planning staff give notice for the community consultation meeting to landowners and residents beyond the required 120 metres, such notification area to be expanded to include the properties on the west to Brucewood Avenue and the area between Lawrence Avenue West and Prince Charles Drive, and that the applicant pay the City for the costs associated with extending the notice area; and*

4. City Clerk's staff give notice for the public meeting under the *Planning Act* according to the regulations of the *Planning Act*.

NY7.39	Information	Amended		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

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>)

Decision Advice and Other Information

The North York Community Council directed that:

1. City Planning staff schedule a community consultation meeting together with the Ward Councillor;
2. City Planning staff give notice for the community consultation meeting to landowners and residents within 120 metres of the site;

3. *City Planning staff give notice for the community consultation meeting to landowners and residents beyond the required 120 metres, such notification area to be extended to include the area bounded by Finch Avenue to the north, Byng Avenue to the south, Willowdale Avenue to the west, Yonge Street to the east, as well as all properties fronting onto Kempford Boulevard, and that the applicant pay the City for the costs associated with extending the notice area; and*
4. City Clerk's staff give notice for the public meeting under the *Planning Act* according to the regulations of the *Planning Act*.

NY7.40	ACTION	Adopted		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

Committee Recommendations

The North York Community Council recommends that City Council:

1. 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 to the report (June 7, 2007) from the Director, Community Planning, North York District; and
2. authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment, attached as Attachment 4 to the report (June 7, 2007) from the Director, Community Planning, North York District, 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>

Decision Advice and Other Information

The North York Community Council held a statutory public meeting on June 26, 2007, and notice was given in accordance with the *Planning Act*.

NY7.41	ACTION	Adopted		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

Committee Recommendations

The North York Community Council recommends that City Council:

1. 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 to the report (June 11, 2007) from the Director, Community Planning, North York District;
2. authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment, attached as Attachment No. 5 to the report (June 11, 2007) from the Director, Community Planning, North York District, 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. 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; and
- 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 Canyon - att 5

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

Communications

(June 11, 2007) letter from Shira Weiss and Shoshana Weiss (NY.New.7.41.1)

Decision Advice and Other Information

The North York Community Council held a statutory public meeting on June 26, 2007; and notice was given in accordance with the *Planning Act*.

NY7.42	ACTION	Adopted		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

Committee Recommendations

The North York Community Council recommends that:

1. City Council authorize the City Solicitor to request the Ontario Municipal Board (OMB) to approve the Official Plan and Zoning By-law with the following modifications to the Section 37 public benefits:
 - a. the applicant shall provide, during the first phase of construction, a minimum of 804m² of ground floor community agency space within Buildings A2 and D1, along the Sheppard Avenue East frontage of the site;
 - b. the applicant shall construct a community centre (and associated parking) having a minimum gross floor area of 4,500m² 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 425th 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;
 - c. 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 525m². Prior to the issuance of a building permit for the construction of the 425th 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;
 - d. 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;
 - e. 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;
 - f. 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

- g. 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. City Council direct that in addition to the conditions outlined in 1a. to 1g. 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:
- a. 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;
 - b. the new public road shall be constructed and completed prior to the issuance of any building permits for Phase 4;
 - c. 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);
 - d. 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);
 - e. 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.”; and
 - f. as a pre-condition to a building permit for Phase 3B (the 425th 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:
 - i. demolish the townhouses located on the Phase 5 and 6 lands (Blocks 1 and 2 on the plan of subdivision);
 - ii. 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
 - iii. submit a Traffic Management Plan for the entire site that addresses issues related to traffic infiltration, traffic claming, pedestrian safety and streetscape improvements;
3. City Council require that 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:

- a. 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;
 - b. 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;
 - c. 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; and
 - d. 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 to the report (June 12, 2007) from the Director, Community Planning, North York District, subject to:
 - a. 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
 - b. 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. City Council require the Owner to enter 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 1a. to 1g. above, such agreement(s) be registered on title to the lands in manner satisfactory to the City Solicitor; and
 7. City Council authorize City staff to advise the Ontario Municipal Board of their support

of the revised settlement as set out in Recommendation 1a. to 1g., 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 the report (June 12, 2007) from the Director, Community Planning, North York District.

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 804m² of ground floor community agency; a community centre having a minimum gross floor area of 5,000m² 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 525m²; 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

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

Communications

(June 24, 2007) e-mail from Anton Erak (NY.New.7.42.1)

(June 26, 2007) letter from Juliana Wong (NY.New.7.42.2)

Decision Advice and Other Information

The North York Community Council held a statutory public meeting on June 26, 2007; and notice was given in accordance with the *Planning Act*. No one addressed the North York Community Council on June 26, 2007.

The North York Community Council:

1. requested the General Manager, Solid Waste Management Services, to report to City Council at its meeting on July 16 and 17, 2007, on a requirement for a recycling and waste handling plan to be submitted to the satisfaction of the General Manager, Solid Waste Management Services, to conform to the City's 70% diversion objective including retrofitting of existing building, if necessary;
2. requested the Deputy City Manager, Cluster B, to report to City Council at its meeting on July 16 and 17, 2007, on the extent to which this development can be required to conform to Council's Climate Change, Clean Air and Sustainable Energy Action plan and City staff seeking the cooperation of the applicant in achieving the City's objectives in this regard; and
3. requested the Chief Building Official and Executive Director, to report to City Council at its meeting on July 16 and 17, 2007, on the extent to which the Building Code, which is presently being revised to reflect environmental factors, will apply to phases that are constructed after its enactment.

NY7.43	ACTION	Amended		Ward: 15
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108 Stayner 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) Letter from City Clerk

Committee Recommendations

The North York Community Council recommends:

1. *that the City of Toronto consent to the application to the Ontario Municipal Board (the "OMB") by Merin Investments Inc. (the "Owner"), owner of 108 Stayner Avenue (the "Land"), to amend the approved site plans to show the "as built" site plans for Lots 4, 5 and 6, subject to the following condition:*
 - a. *that the Owner immediately remove the house on Lot 7 and rebuild it in accordance with the plans and elevations approved by the OMB by Decision/Order dated June 8, 2006;*
2. *that the Owner submit any amendments to the approved landscaping plans for the Lands, as a result of the amendments to the approved site plans, to the satisfaction of the Director, Community Planning, North York District; and*
3. *that City Council authorize the City Solicitor to attend any OMB hearing as may be*

required and take all necessary actions so as to give effect to these recommendations.

Summary

City Council at its meeting on 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>

Communications

(June 26, 2007) e-mail from Peter Testani (NY.New.7.43.1)

43a 108 Stayner Avenue - Amendments to Approved Site Plans

(June 26, 2007) Member Motion from Councillor Moscoe

Summary

At its meeting of May 23, 24 and 25, 2007, City Council, on the motion by Councillor Moscoe, referred the confidential report of the City Solicitor in this matter to the North York Community Council so as to give area residents the opportunity to make representation on the matter. City Council also directed that the City Solicitor, in consultation with the Ward

Councillor, continue to mediate in order to attempt to achieve a settlement of this matter.

Discussions have continued between the developer and his lawyer and City staff in an effort to resolve all outstanding issues. It now appears that a settlement has been reached between the parties. This matter is urgent and must be dealt with by the North York Community Council because the Ontario Municipal Board (the "OMB") has scheduled a Motion for Directions hearing on June 29, 2007, regarding the approved site plans and the City Solicitor needs authorization and direction to effect a settlement between the developer and the City of Toronto prior to the hearing.

Background Information

Motion from Councillor Moscoe

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5452.pdf>)

NY7.44	ACTION	Adopted		Ward: 24
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Construction Management Plan for 2901 Bayview Avenue ARC Condominium Development

(June 26, 2007) Member Motion from Councillor Shiner

Committee Recommendations

The North York Community Council recommends that City Council:

1. approve Option 3 – West Side Access, inside Hoarding, as described in the Motion submitted by Councillor Shiner, and that the Acting Director, Transportation Services, North York District, take whatever necessary action is required to facilitate the implementation of the Traffic Management Plan; and
2. require the applicant with respect to the removal of eleven (11) City-owned boulevard trees fronting 2901 Bayview Avenue, to plant eleven (11) new 120-millimeter caliper replacement trees, with an automatic sprinkler system, on the City's boulevard (between the sidewalk and the curb along the Bayview Avenue frontage), said trees to be planted substantially in the locations shown on the Landscape Plan (Tree Inventory) drawing TS-1, prepared by Terraplan Landscape Architects Inc., dated May 10, 2007, which shall be revised to show said trees at 120 millimeter caliper, to the satisfaction of the General Manager, Parks, Forestry and Recreation, in consultation with the Local Councillor and the P.U.C.C. (Public Utilities Coordinating Committee); and
3. require that the replacement tree planting and construction of the newly proposed sidewalk be completed within six months following the removal of the proposed hoarding.

Summary

The applicant, Daniels Corporation, on January 31, 2007 requested the removal of 11 City-

owned trees on Bayview Avenue in order to accommodate the construction management plan that was submitted. The City of Toronto, Urban Forestry Department submitted a report to North York Community Council on April 11, 2007 recommending Council approve the request for permission to remove eleven (11) City-owned boulevard trees fronting 2901 Bayview Avenue.

At the meeting of North York Community Council, on May 1, 2007, the report was deferred to allow the applicant to review other alternative construction options.

On May 9, 2007, a meeting was held between City of Toronto Transportation Services representatives and the applicant's consultants to discuss four (4) construction staging options which examined the feasibility, safety aspects, and environmental and economical impacts of the various options.

Option 3 (West Side Access, inside Hoarding) involved the use of the boulevard space on the east side of Bayview Avenue from Sheppard Avenue to Bayview Mews Lane, and the maintenance of the existing sidewalk facility under covered way. The creation of this elongated self-contained site would facilitate the hoisting activities and 'stacking' of delivery trucks from behind a wall of hoarding, thereby minimizing the potential negative impact of the construction activity on the adjacent road and surrounding area. The creation of the elongated staging area would also allow the constructor to service both tower cranes with materials in as expeditious manner as is possible, thereby minimizing construction time. The self-contained site also allows all existing traffic lanes on Bayview Avenue to function in 'free-flow', unaffected by the undertaking of work associated with this project. In consideration of the foregoing, it was felt that this option represented the timeliest and potentially safest option, and was therefore preferred by staff.

It should also be noted that the construction of the streetscaping proposed in connection with this project will ultimately result in the required removal of the existing city owned boulevard trees, which are to be replaced by new ones under that proposal.

Background Information

Construction Management Plan for 2901 Bayview Avenue ARC Condominium Development (<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5272.pdf>)

44a Removal of Eleven (11) City Owned Trees - 2901 Bayview Avenue

(April 11, 2007) Report from General Manager, Parks, Forestry and Recreation

Financial Impact

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

Summary

To report on a request filed by the property owner for permission to remove eleven (11) City-owned boulevard trees, located on the Bayview Avenue frontage. Tree removal is required to accommodate the construction of an access route that will be used during construction. The

route will provide access for overhead cranes, and the delivery of supplies during the construction of a 15-storey residential condominium that was approved by the Ontario Municipal Board (OMB).

The applicant has explored alternative access options including the usage of a neighbouring property and the closure of the Bayview Avenue northbound curb lane, with permission for both options being denied by the neighbour and Transportation Services respectively.

Removing and replacing the eleven (11) trees at the applicant's expense with cash-in-lieu being provided for additional tree planting in the community will allow the OMB-approved development to proceed and improve the growing environment for City-owned trees on the site.

Background Information

Removal of Eleven (11) City Owned Trees - 2901 Bayview Avenue
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5432.pdf>

NY7.45	Information	Adopted	Delegated	Ward: 16
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Amendment to permit parking regulation on Melrose Avenue, from Yonge Street to Jedburgh Road

(June 26, 2007) Member Motion from Councillor Stintz

Committee Decision

The North York Community Council:

1. directed the appropriate City staff to amend Schedule "A" of the City of Toronto Municipal Code, Chapter 925 (Permit Parking) to incorporate the north side of Melrose Avenue, from Yonge Street to Jedburgh Road.

Summary

This motion is about a matter for which Community Council has delegated authority from City Council to make a final decision.

On October 12, 2006, the City Clerk's Office conducted a poll to determine support for the introduction of permit parking on the north side of Melrose Avenue, between Yonge Street and Jedburgh Road, on a street name basis, during the hours of operation of 12:01 a.m. to 7:00 a.m., 7 days a week. On October 28, 2006 the Clerk's Office reported the following polling results:

Ballots Cast 48

In favour 28

Opposed	20
No Response	58
Returned by Post Office	4
Total Ballots Issued	110

Since the majority of ballots returned are in favour of permit parking on Melrose Ave., from Yonge Street to Jedburgh Road, the requirements contained in Chapter 925 (Permit Parking) of the City of Toronto Municipal Code are satisfied.

Background Information

Amendment to permit parking regulation on Melrose Avenue, from Yonge Street to Jedburgh Road

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5236.pdf>

NY7.Bills	ACTION		Delegated	
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General Bills

The North York Community Council passed By-laws 716-2007 to 735-2007.

Confirmatory Bills

The North York Community Council passed a Confirmatory Bill as By-law 735-2007.

Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2007-06-26	Morning	9:40 AM	12:50 PM	Public
2007-06-26	Afternoon	2:00 PM	2:40 PM	Public