
North York Community Council

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

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NY3.1	NO AMENDMENT		Transactional	Wards: 25
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Removal of One Privately-owned Tree - 114 Stibbard Avenue

City Council Decision

City Council on March 5, 6, 7 and 8, 2007, adopted the following motion:

1. Approve the application to remove one privately-owned 70-centimetre diameter Norway maple tree (*Acer platanoides*) located in the front yard of 114 Stibbard Avenue adjacent to the east property line, conditional on:
 - a. the planting of two (2) replacement trees in accordance with the plan on file with Urban Forestry, and
 - b. the tree not being removed until the requirements of Transportation Services have been met.

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. approve the application to remove one privately-owned 70-centimetre diameter Norway maple tree (*Acer platanoides*) located in the front yard of 114 Stibbard Avenue adjacent to the east property line, conditional on:

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

Financial Impact

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

Summary

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

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

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

Background Information

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

Communications

(February 12, 2007) letter from Claudette and Albert Wingell – NY3.1.1

Speakers

Enio Correale, representing the applicant

Tom Martin

Patricia Thomson, General Manager, Kelly's Tree Care Ltd., on behalf of the applicant

NY3.2	NO AMENDMENT		Transactional	Wards: 23
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Fence Exemption Request -116 Elmhurst Avenue

City Council Decision

City Council on March 5, 6, 7 and 8, 2007, adopted the following motion:

1. Approve the request by the owner of 116 Elmhurst Avenue for an exemption from Chapter 447- Fences, Section 447-2(B), on the condition that when the fence is replaced, it be constructed in compliance with Chapter 447 or its successor by-law.

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. approve the request by the owner of 116 Elmhurst Avenue for an exemption from Chapter 447- Fences, Section 447-2(B), on the condition that when the fence is replaced, it be constructed in compliance with Chapter 447 or its successor by-law.

Financial Impact

There is no financial impact anticipated in this report.

Summary

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

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

Background Information

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

Speakers

Frank Woongbok Yu, applicant

NY3.3	NO AMENDMENT		Transactional	Wards: 25
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Fence Exemption Request - 21 Truman Road

City Council Decision

City Council on March 5, 6, 7 and 8, 2007, adopted the following motion:

1. Approve the request by the owner of 21 Truman Road for an exemption from Chapter 447- Fences, Section 447-3(E)(2), on the condition that when the fence is replaced, it be constructed in compliance with Chapter 447 or its successor by-law.

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. approve the request by the owner of 21 Truman Road for an exemption from Chapter 447- Fences, Section 447-3(E)(2), on the condition that when the fence is replaced, it be constructed in compliance with Chapter 447 or its successor by-law.

Financial Impact

There is no financial impact anticipated in this report.

Summary

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

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

Background Information

Fence Exemption Request - 21 Truman Road

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

NY3.4	NO AMENDMENT		Transactional	Wards: 25
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Fence Exemption Request - 24 Strathgowan Crescent

City Council Decision

City Council on March 5, 6, 7 and 8, 2007, adopted the following motion:

1. Approve the request by the owner of 24 Strathgowan Crescent for an exemption from Chapter 447- Fences, Section 447-2(B), on the condition that when the fence is replaced, it be constructed in compliance with Chapter 447 or its successor by-law.

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. approve the request by the owner of 24 Strathgowan Crescent for an exemption from Chapter 447- Fences, Section 447-2(B), on the condition that when the fence is replaced, it be constructed in compliance with Chapter 447 or its successor by-law.

Financial Impact

There is no financial impact anticipated in this report.

Summary

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

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

Background Information

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

Speakers

Barbara Bell, applicant

NY3.5	NO AMENDMENT		Transactional	Wards: 10
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Fence Exemption Request - 8 Southgate Avenue

City Council Decision

City Council on March 5, 6, 7 and 8, 2007, adopted the following motion:

1. Approve the request by the owner of 8 Southgate Avenue for an exemption from Chapter 447- Fences, Section 447-2(B), on the condition that when the fence is replaced, it be constructed in compliance with Chapter 447 or its successor by-law.

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. approve the request by the owner of 8 Southgate Avenue for an exemption from Chapter 447- Fences, Section 447-2(B), on the condition that when the fence is replaced, it be constructed in compliance with Chapter 447 or its successor by-law.

Financial Impact

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

Summary

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

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

Background Information

Fence Exemption Request - 8 Southgate Avenue
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1186.pdf>

Speakers

Pauline Blazer, applicant, who provided a written submission

NY3.6	NO AMENDMENT		Transactional	Wards: 25
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Fence Exemption Request - 77 Gordon Road

City Council Decision

City Council on March 5, 6, 7 and 8, 2007, adopted the following motion:

1. Approve the request by the owner of 77 Gordon Road for an exemption from

Chapter 447- Fences, Section 447-2(B), on the condition that when the fence is replaced, it be constructed in compliance with Chapter 447 or its successor by-law.

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. approve the request by the owner of 77 Gordon Road for an exemption from Chapter 447- Fences, Section 447-2(B), on the condition that when the fence is replaced, it be constructed in compliance with Chapter 447 or its successor by-law.

Financial Impact

There is no financial impact anticipated in this report.

Summary

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

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

Background Information

Fence Exemption Request - 77 Gordon Road

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

Speakers

Arnie Lockshin, representing the applicant

NY3.7	NO AMENDMENT		Transactional	Wards: 15
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Request for an Encroachment Agreement - 1208 Glencairn Avenue

City Council Decision

City Council on March 5, 6, 7 and 8, 2007, adopted the following motion:

1. Approve the encroachment application, subject to the following conditions:

- a. that the owner remove the retaining wall on the east side of the driveway to a minimum of 0.46 metre behind the City sidewalk to the satisfaction of Transportation Services, North York District;
- 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. a one-time fee of \$430.49 plus G.S.T., totalling \$456.32.

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. approve the encroachment application, subject to the following conditions:
 - a. that the owner remove the retaining wall on the east side of the driveway to a minimum of 0.46 metre behind the City sidewalk to the satisfaction of Transportation Services, North York District;
 - 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. a one-time fee of \$430.49 plus G.S.T., totalling \$456.32.

Financial Impact

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

Summary

The purpose of this report is to consider a request by the owner of 1208 Glencairn Avenue, for an encroachment agreement. The existing encroachment consists of a retaining wall with metal

guardrail, decorative rocks, portion of a step and a light fixture located on the City road allowance.

Background Information

Encroachment Agreement - 1208 Glencairn Avenue

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

NY3.10	NO AMENDMENT		Transactional	Wards: 15
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Sign Variance Request - 1840 Eglinton Avenue West

City Council Decision

City Council on March 5, 6, 7 and 8, 2007, adopted the following motions:

1. Approve the request to permit one illuminated incidental sign with a display area of 3.53 square metres on the east elevation of the building at 1840 Eglinton Avenue West.
2. Advise the applicant, upon approval of the variance, of the requirement to obtain the necessary sign permit from the Chief Building Official.

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. approve the request to permit one illuminated incidental sign with a display area of 3.53 square metres on the east elevation of the building at 1840 Eglinton Avenue West; and
2. advise the applicant, upon approval of the variance, of the requirement to obtain the necessary sign permit from the Chief Building Official.

Financial Impact

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

Summary

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

The proposed illuminated sign located along the east elevation of the building, with a total

display area of 3.53 sq. m., will identify the Canada Post Office located within the store.

Background Information

Sign Variance Request - 1840 Eglinton Avenue West

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1146.pdf>)

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

City Council Decision

City Council on March 5, 6, 7 and 8, 2007, adopted the following motion:

1. Refuse the request to amend the parking prohibitions on the north side of Newton Drive, between Yonge Street and Dumont Street.

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. refuse the request to amend the parking prohibitions on the north side of Newton Drive, between Yonge Street and Dumont Street.

Financial Impact

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

Summary

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

Background Information

Parking Amendments - Newton Drive

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

Communications

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

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

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

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

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

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

Speakers

Kennis Heath, representing herself and 9 other residents on Newton Drive

NY3.13	NO AMENDMENT		Transactional	Wards: 26
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Payment-In-Lieu of Parking - Mirarmar Investments Limited - 1643-1643A Bayview Avenue

City Council Decision

City Council on March 5, 6, 7 and 8, 2007, adopted the following motions:

1. Require the applicant to enter into an Agreement with the City of Toronto for the payment-in-lieu of \$7,500.00, for three (3) parking stalls, based upon the additional area of the proposed building expansion.
2. Request the appropriate City officials to take whatever action is necessary to give effect thereto, including the introduction in Council of any bills that may be required.

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. require the applicant to enter into an Agreement with the City of Toronto for the payment-in-lieu of \$7,500.00, for three (3) parking stalls, based upon the additional area of the proposed building expansion; and
2. request the appropriate City Officials to take whatever action is necessary to give effect thereto, including the introduction in Council of any bills that may be required.

Financial Impact

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

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

Summary

To seek Council's approval to exempt the applicant from the former Borough of East York

Zoning By-law 1916 requirement of 11 parking spaces, conditional upon a payment-in-lieu of parking for three (3) parking spaces.

Background Information

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

NY3.14	NO AMENDMENT		Transactional	Wards: 15
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Proposed Road Widening - Marlee Avenue at 221 Glen Park Avenue

City Council Decision

City Council on March 5, 6, 7 and 8, 2007, adopted the following motions:

1. Direct City Planning staff to initiate an Official Plan amendment to establish a more appropriate right-of-way width for Marlee Avenue, in view of the reconstruction of Marlee Avenue this year and the disparity of the width of Marlee Avenue in the Official Plan between 20 metres in the former City of York and 27 metres in the former City of North York.
2. Waive the requested conveyance of lands for future widening conditional on the applicant paying the application fee for the Official Plan amendment.

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. direct City Planning Staff to initiate an Official Plan amendment to establish a more appropriate right-of-way width for Marlee Avenue, in view of the reconstruction of Marlee Avenue this year and the disparity of the width of Marlee Avenue in the Official Plan between 20 metres in the former City of York and 27 metres in the former City of North York; and
2. waive the requested conveyance of lands for future widening conditional on the applicant paying the application fee for the Official Plan amendment.

Financial Impact

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

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

Summary

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

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

Background Information

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

Attachment-1

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

Attachment-2

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

Speakers

Tae Ryuck, Goldberg Group, on behalf of the applicant, who submitted photographs of developments in the area

NY3.15	NO AMENDMENT		Transactional	Wards: 10
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All Way Stop Control - Almore Avenue at Yeomans Road

City Council Decision

City Council on March 5, 6, 7 and 8, 2007, adopted the following motions:

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

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

Committee Recommendations

The North York Community Council recommends that City Council:

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

Yeomans Road; and

2. authorize 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 may be required.

Financial Impact

All costs associated with the installation of an all-way stop control are included within the Transportation Services Division, North York District's 2007 Operating Budget estimates.

Summary

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

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

Background Information

All Way Stop Control - Almore Avenue at Yeomans Road

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

Attachment-1

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

NY3.17	NO AMENDMENT		Transactional	Wards: 25
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40 km/h Speed Zone - Overland Drive/Barber Greene Road - Veery Place to Broadpath Road

City Council Decision

City Council on March 5, 6, 7 and 8, 2007, adopted the following motions:

1. Amend By-law No. 31878, of the former City of North York, to delete the 40 km/h speed zone on Overland Drive from the westerly limit of The Donway West to the southerly limit of Veery Place.
2. Amend By-law No. 31878, of the former City of North York, to designate Overland Drive as a 40 km/h speed zone, from the westerly limit of The Donway West to the northerly limit of Barber Greene Road.
3. Amend By-law No. 31878, of the former City of North York, to designate Barber Greene Road as a 40 km/h speed zone, from the southerly limit of Overland Drive to the southerly limit of Broadpath Road (north leg).
4. 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 may be

required.

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. amend By-law No. 31878, of the former City of North York, to delete the 40 km/h speed zone on Overland Drive from the westerly limit of The Donway West to the southerly limit of Veery Place;
2. amend By-law No. 31878, of the former City of North York, to designate Overland Drive as a 40 km/h speed zone, from the westerly limit of The Donway West to the northerly limit of Barber Greene Road;
3. amend By-law No. 31878, of the former City of North York, to designate Barber Greene Road as a 40 km/h speed zone, from the southerly limit of Overland Drive to the southerly limit of Broadpath Road (north leg); and
4. 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 may be required.

Financial Impact

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

Summary

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

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

Background Information

40 km/h Speed Zone - Overland Drive/Barber Greene Road
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1156.pdf>
 Attachment 1
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1100.pdf>

NY3.18	NO AMENDMENT		Transactional	Wards: 15
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Removal of On-Street Parking Spaces for Persons with Disabilities - Lauder Avenue

City Council Decision

City Council on March 5, 6, 7 and 8, 2007, adopted the following motions:

1. Remove the existing on-street disabled persons' parking space on the east side of Lauder Avenue, between a point 87.0 metres north of Genesee Avenue and a point 5.5 metres further north thereof.
2. Remove the existing on-street disabled persons' parking space on the west side of Lauder Avenue, between a point 85.0 metres north of Genesee Avenue and a point 5.5 metres further north thereof.
3. Authorize 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.

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. remove the existing on-street disabled persons' parking space on the east side of Lauder Avenue, between a point 87.0 metres north of Genesee Avenue and a point 5.5 metres further north thereof;
2. remove the existing on-street disabled persons' parking space on the west side of Lauder Avenue, between a point 85.0 metres north of Genesee Avenue and a point 5.5 metres further north thereof; and
3. authorize 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 removal of the on-street disabled persons' parking spaces are included within the Transportation Services Division, North York District's 2007 Operating Budget estimates.

Summary

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

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

Background Information

Removal of On-Street Parking Spaces for Persons with Disabilities - Lauder Ave
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1157.pdf>

Attachment 1

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

NY3.19	NO AMENDMENT		Transactional	Wards: 34
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40 km/h Speed Zone - Laurentide Drive - Tetbury Crescent/Barnwood Court to York Mills Road

City Council Decision

City Council on March 5, 6, 7 and 8, 2007, adopted the following motions:

1. Amend By-law No. 31878, of the former City of North York, by deleting the 40 km/h speed limit on Laurentide Drive, from the northerly limit of Three Valleys Drive to the westerly limit of Tetbury Crescent/Barnwood Court.
2. Amend By-law No. 31878, of the former City of North York, by installing a 40 km/h speed limit on Laurentide Drive, from the northerly limit of Three Valleys Drive to the southerly limit of York Mills Road.
3. Authorize the appropriate City officials to take whatever action is necessary to give affect to the foregoing, including the introduction in Council of any Bills that are required.

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

Committee Recommendations

The North York Community Council recommends that City Council:

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

- authorize the appropriate City Officials to take whatever action is necessary to give affect to the foregoing, including the introduction in Council of any Bills that are required.

Financial Impact

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

Summary

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

Background Information

40 km/h Speed Zone - Laurentide Drive

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

Attachment-1

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

Attachment-2

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

NY3.20	NO AMENDMENT		Transactional	Wards: 10
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All Way Stop Control - Hove Street at Searle Avenue

City Council Decision

City Council on March 5, 6, 7 and 8, 2007, adopted the following motion:

- Approve the installation of an all-way stop control at the intersection of Hove Street and Searle Avenue.

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

Committee Recommendations

The North York Community Council recommends that City Council:

- approve the installation of an all-way stop control at the intersection of Hove Street and Searle Avenue.

Financial Impact

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

Summary

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

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

Background Information

All Way Stop Control - Hove Street at Searle Avenue

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

Attachment-1

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

NY3.21	NO AMENDMENT		Transactional	Wards: 9
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Dedication and Naming of Transit Road

City Council Decision

City Council on March 5, 6, 7 and 8, 2007, adopted the following motions:

1. Dedicate as public highway and officially name as Transit Road, the portions of the existing street known as Transit Road, located between Wilson Avenue and Wilson Heights Boulevard.
2. Rename as Transit Road, the portions of Faith Avenue, Sunbeam Avenue, Dresden Road, located west of Wilson Heights Boulevard.
3. Authorize and direct the appropriate City officials to take the necessary action to give effect thereto, including the introduction of a naming by-law.

(January 25, 2007) report from City Surveyor

Committee Recommendations

The North York Community Council recommends that City Council:

1. dedicate as public highway and officially name as Transit Road, the portions of the existing street known as Transit Road, located between Wilson Avenue and Wilson Heights Boulevard;
2. rename as Transit Road, the portions of Faith Avenue, Sunbeam Avenue, Dresden Road, located west of Wilson Heights Boulevard; and
3. 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 report recommends that the portions of the existing street known as “Transit Road”, located between Wilson Avenue and Wilson Heights Boulevard, be dedicated as public highway and named “Transit Road”, and the portions of Faith Avenue, Sunbeam Avenue, Dresden Road, located west of Wilson Heights Boulevard, be renamed as “Transit Road”.

Background Information

Dedication and Naming of Transit Road

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

NY3.22	NO AMENDMENT		Transactional	Wards: 25
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Designation of Fire Routes and Amendment to Chapter 880 - Fire Routes

City Council Decision

City Council on March 5, 6, 7 and 8, 2007, adopted the following motions:

1. Designate as fire routes, pursuant to Municipal Code Chapter 880 - Fire Routes, part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal addresses known as 18, 28, and 38 William Carson Crescent.
2. Authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

(January 30, 2007) report from Toronto Fire Services

Committee Recommendations

The North York Community Council recommends that City Council:

1. designate as fire routes, pursuant to Municipal Code Chapter 880 - Fire Routes, part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal addresses known as 18, 28, and 38 William Carson Crescent; and
2. authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

Financial Impact

There are no financial implications associated with this report.

Summary

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

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

Background Information

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

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

By-law

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

NY3.30	NO AMENDMENT		Transactional	Wards: 25
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Request for Direction Report - Zoning By-law Amendment Application - 2709 Yonge Street

City Council Decision

City Council on March 5, 6, 7 and 8, 2007, adopted the following motions:

City Council:

1. not endorse a brew-on premises establishment;
2. endorse one restaurant in the existing most southerly unit only;
3. adopt the report (December 20, 2006) from the Director, Community Planning, North York District, as amended by Recommendation 1 and 2 above; and
4. instruct the City Solicitor to attend the Ontario Municipal Board to support the position set out above and to retain any outside planning consultants as may be required.

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. not endorse a brew-on premises establishment;

2. endorse one restaurant in the existing most southerly unit only;
3. adopt the report (December 20, 2006) from the Director, Community Planning, North York District, as amended by Recommendation (1) and (2) above; and
4. instruct the City Solicitor to attend the Ontario Municipal Board to support the position set out above and to retain any outside planning consultants as may be required.

Financial Impact

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

Summary

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

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

Background Information

Request for Direction Report - 2709 Yonge Street

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

Communications

(January 15, 2007) letter from J. Robert Gardiner, Gardiner Miller Arnold, on behalf of MTCC 1172 - NY3.30.1

(January 16, 2007) e-mail from J. Robert Gardiner, Gardiner Miller Arnold, on behalf of MTCC 1172 - NY3.30.2

(February 13, 2007) e-mail from J. Robert Gardiner, Gardiner Miller Arnold, on behalf of MTCC 1172 - NY3.30.3

Speakers

Dianne Hipwell, WeirFoulds, Barristers & Solicitors, on behalf of MTCC 1194

J. Robert Gardiner, Gardiner Miller Arnold, Barristers & Solicitors, on behalf of MTCC 1172

NY3.31	NO AMENDMENT		Transactional	Wards: 23
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Final Report - Rezoning Application - 210 & 212 Finch Ave West

City Council Decision

City Council on March 5, 6, 7 and 8, 2007, adopted the following motions:

City Council:

1. amend the Zoning By-law 7625 for the former City of North York substantially in

accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to the report (August 18, 2006) 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 as may be required;
3. approve in principle the site plan as indicated on the drawings listed in Attachments 1 and 2, subject to the Conditions of Approval listed in Attachment 9 to the report (August 18, 2006) from the Director, Community Planning, North York District;
4. authorize the Chief Planner or his designate to give final approval to the site plan when the conditions to be satisfied prior to site plan approval as set out in Attachment 9 to the report (August 18, 2006) from the Director, Community Planning, North York District, have been fulfilled; and
5. receive the report (January 30, 2007) from the Director, Community Planning, North York District.

Statutory - Planning Act, RSO 1990

(August 18, 2006) 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 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to the report (August 18, 2006) 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 as may be required;
3. approve in principle the site plan as indicated on the drawings listed in Attachments 1 and 2, subject to the Conditions of Approval listed in Attachment 9 to the report (August 18, 2006) from the Director, Community Planning, North York District;
4. authorize the Chief Planner or his designate to give final approval to the site plan when the conditions to be satisfied prior to site plan approval as set out in Attachment 9 to the report (August 18, 2006) from the Director, Community Planning, North York District, have been fulfilled; and
5. receive the report (January 30, 2007) from the Director, Community Planning, North York District.

Financial Impact

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

Summary

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

Background Information

Final Report - 210 & 212 Finch Ave West

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

Supplementary Report - 210-212 Finch Avenue West

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

Speakers

Jim G. McGuffin, on February 13, 2007

In Sook Kim, Twin Peaks Construction, representing the applicant, on February 13, 2007

Patricia Burns, on February 13, 2007

John Sexton, on February 13, 2007

Jim McGuffin, on January 16, 2007

Chang Byun, on behalf of Twins Peak Construction Ltd., on January 16, 2007

Wendy Janvrin, on January 16, 2007

Decision Advice and Other Information

The North York Community Council held a statutory public meeting on January 16, 2007; and notice was given in accordance with the *Planning Act*.

NY3.33	NO AMENDMENT		Transactional	Wards: 8
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Ontario Municipal Board Hearing - Committee of Adjustment Application - 1 York Gate Boulevard

City Council Decision

City Council on March 5, 6, 7 and 8, 2007, adopted the following motion:

1. City Council authorize the City Solicitor and City Planning staff to attend the Ontario Municipal Board Hearing to uphold the City's By-law and the Committee of Adjustment's decision.

(February 13, 2007) Member Motion from Councillor Perruzza

Committee Recommendations

The North York Community Council recommends that City Council:

1. authorize the City Solicitor and City Planning staff to attend the Ontario Municipal Board Hearing to uphold the City's By-law and the Committee of Adjustment's decision.

Summary

Kelly Pardy of First Gulf Development, on behalf of Sky-line Yorkgate Mall Inc. of 1 York Gate Boulevard, submitted an application to the North York District Committee of Adjustment to permit the construction of a one-storey commercial building.

Variations were requested with respect to the location of the building, setbacks, and location of parking spaces.

The Committee of Adjustment for the City of Toronto (North District) refused the application at the December 14, 2006 meeting.

City Planning staff recommended refusal.

The applicant has appealed the decision of the Committee of Adjustment to the Ontario Municipal Board.

The Ontario Municipal Board has not set a hearing date for this application to date.

The Councillor is requesting representation at the Ontario Municipal Board hearing.

Background Information

Ontario Municipal Board Hearing - Committee of Adjustment Application

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1666.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1667.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1668.pdf>)

NY3.34	NO AMENDMENT		Transactional	Wards: 9
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Parc Downsview Park - Process for Secondary Plan Review

City Council Decision

City Council on March 5, 6, 7 and 8, 2007, adopted the following motions:

City Council:

1. advise the Parc Downsview Park Board of Directors through the Chief Planner that the City is willing to revisit the existing Secondary Plan for Parc Downsview Park (PDP);

and

2. advise the Parc Downsview Park Board of Directors that all non-Department of National Defence planning applications for these lands will be considered by the City of Toronto under the process as prescribed by the Planning Act of Ontario and all existing City of Toronto planning protocols.

(February 13, 2007) Member Motion from Councillor Augimeri

Committee Recommendations

The North York Community Council recommends that City Council:

1. advise the Parc Downsview Park Board of Directors through the Chief Planner that the City is willing to revisit the existing Secondary Plan for Parc Downsview Park (PDP); and
2. advise the Parc Downsview Park Board of Directors that all non-Department of National Defence planning applications for these lands will be considered by the City of Toronto under the process as prescribed by the Planning Act of Ontario and all existing City of Toronto planning protocols.

Summary

Following the decommissioning of Canadian Forces Base Downsview in 1994, the City of Toronto undertook a planning review of the Downsview Lands as prescribed by the Planning Act and existing municipal planning protocols. This process was financed by grants from the Government of Canada and commanded a significant amount of City staff time and public consultation. The result is the current Downsview Area Secondary Plan that was developed and approved as an amendment to the North York Official Plan under the Planning Act.

The adopted Downsview Area Secondary Plan was developed to accommodate the Technodome project which did not proceed and has since been cancelled. Furthermore, a new subway station has been proposed on the North-side of the lands as per the TTC Environmental Assessment, resulting in a major shift in both the provisions of the current OP (land use and density) as well the PDP Transportation Master Plan.

The Downsview Area Secondary Plan should in light of the policy direction of the new Toronto Official Plan, recent Provincial growth policies and the announcement of the Spadina Subway Extension be revisited. Given the size and scope of this parcel of land and the redevelopment prospects having a significant economic, social and cultural implications for the City of Toronto, any redevelopment that occurs on these lands needs to be done in a comprehensive manner.

Background Information

Parc Downsview Park - Process for Secondary Plan Review
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1669.pdf>)

Submitted Tuesday, February 13, 2007
Chair, North York Community Council