
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		

Item		Page
NY7.18	Lane Designations - Sentinel Road at The Pond Road, Shoreham Drive at The Pond Road (Ward: 8)	1
NY7.19	Lane Designation - Pedestrian Crossing Prohibition - Steeles Avenue East at Townsend Road (Ward: 24)	2
NY7.21	Entry Prohibition - Speed Limit Reduction - Reiner Road (Ward: 10)	3
NY7.23	Westbound Right -Turn-on-Red Prohibition: Vaughan Road at Oakwood Avenue (Ward: 15)	5
NY7.24	All-Way Stop Control - Cortleigh Boulevard at Rosewell Avenue (Ward: 16)	5
NY7.35	Naming of Public Lane - Anne Rawson Lane (Ward: 16)	6
NY7.36	Appointment of Members of Council to the Community Museum Management Board and North York Community Preservation Panel (Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34)	7
NY7.37	Appointment of Members of Council to Toronto and Region Conservation Authority Humber and Don Watersheds Sub-Committees (Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34)	8
NY7.40	Final Report - Rezoning Application - 3694 - 3700 Bathurst Street (Ward: 15)	8
NY7.41	Final Report - Zoning By-law Amendment Application - 500 Sheppard Avenue West (1 Canyon Avenue) (Ward: 10)	10

Item		Page
NY7.42	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 (Ward: 33)	11
NY7.43	108 Stayner Avenue - Amendments to approved site plans (Ward: 15)	16
NY7.44	Construction Management Plan for 2901 Bayview Avenue ARC Condominium Development (Ward: 24)	18

North York Community Council*Considered by City Council on July 16, 17, 18 and 19, 2007*

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

NY7.18	NO AMENDMENT			Ward: 8
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Lane Designations - Sentinel Road at The Pond Road, Shoreham Drive at The Pond Road**City Council Decision**

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council 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. City Council 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. City Council 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.
4. City Council 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.

(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	NO AMENDMENT			Ward: 24
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Lane Designation - Pedestrian Crossing Prohibition - Steeles Avenue East at Townsend Road

City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council 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. City Council 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.
3. City Council 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.

(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,PredeCrossProhib-SteelesAveEatTownsendRd

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

NY7.21	NO AMENDMENT			Ward: 10
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Entry Prohibition - Speed Limit Reduction - Reiner Road

City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council reduce the regulatory speed limit on Reiner Road, from Wilson Heights Boulevard to Faywood Boulevard, from 50 km/h to 40 km/h.
2. City Council 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.

(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.

NY7.23	NO AMENDMENT			Ward: 15
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Westbound Right-Turn-on-Red Prohibition: Vaughan Road at Oakwood Avenue

City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council prohibit westbound right-turns-on-red at anytime on Vaughan Road at Oakwood Avenue.
2. City Council 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.

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

Committee Recommendations

The North York Community Council recommends 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	NO AMENDMENT			Ward: 16
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All-Way Stop Control - Cortleigh Boulevard at Rosewell Avenue

City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council require traffic to stop on all approaches to the intersection of Cortleigh Boulevard and Rosewell Avenue.
2. City Council 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.

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

Committee Recommendations

The North York Community Council recommends 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>

NY7.35	NO AMENDMENT		Transactional	Ward: 16
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Naming of Public Lane - Anne Rawson Lane

City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. Subject to City Council granting an exception to its policy of avoiding the naming of streets after living persons, the public lane located between Fairlawn Avenue and St. Germain Avenue, immediately west of Yonge Street, be named "Anne Rawson Lane".
2. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of a naming by-law.

(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	REFERRED			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

City Council Decision

City Council on July 16, 17, 18 and 19, 2007, referred this Item back to the North York Community Council for further consideration.

(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	REFERRED			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

City Council Decision

City Council on July 16, 17, 18 and 19, 2007, referred this Item back to the North York Community Council for further consideration.

(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>)

NY7.40	NO AMENDMENT			Ward: 15
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Final Report - Rezoning Application - 3694 - 3700 Bathurst Street

City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council amend the Zoning By-law for 3694-3700 Bathurst Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4 to the report (June 7, 2007) from the Director, Community Planning, North York District.
2. City Council 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.

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>)

Speakers

Frances Blau

Adele Blau

Chad B. John - Baptiste, on behalf of the applicant

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	NO AMENDMENT			Ward: 10
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Final Report - Zoning By-law Amendment Application - 500 Sheppard Avenue West (1 Canyon Avenue)

City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to the report (June 11, 2007) from the Director, Community Planning, North York District.
2. City Council 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.
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 \$20,000.00 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.
 - b. a cash contribution of \$130,000.00 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.

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)

Speakers

Dina Wolfe

Tom Gilbert

Mel Winch, Winch Planning & Development Services, on behalf of the applicant

Geri Kozorys-Smith, on behalf of the applicant

Marnie Toben

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	NO AMENDMENT			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

City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

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.
 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.
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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>)

Council also considered the following:

- Report (July 10, 2007) from Deputy City Manager, Cluster B. ([NY7.42a](#))

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.

A recorded vote on the Recommendations to City Council, moved by Councillor Carroll, Ward 33 – Don Valley East, and the report requests outlined in the Section headed, "Decision Advice and Other Information", moved by Councillor Moscoe, Ward 15 – Eglinton -Lawrence, was as follows:

For: Councillors Augimeri, Carroll, Feldman, Jenkins, Moscoe, Minnan-Wong, Stintz

Against: Councillor Shiner

Absent: Councillors Filion, Parker, Perruzza

Carried

NY7.43	NO AMENDMENT		Transactional	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

City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. 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. 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.
3. 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.

The above-noted Recommendation 3 contained in Confidential Attachment 1 to the report (May 14, 2007) from the City Solicitor, is public. The balance of the Attachment remains confidential, in accordance with the provisions of the City of Toronto Act, 2006, as it contains information pertaining to 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	NO AMENDMENT			Ward: 24
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Construction Management Plan for 2901 Bayview Avenue ARC Condominium Development

City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council 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.
2. City Council 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).
3. City Council 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.

(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>)

Submitted Tuesday, June 26, 2007

Councillor Maria Augimeri, Chair, North York Community Council