
North York Community Council

Meeting No. 8
Meeting Date Monday, September 10, 2007
Start Time 9:30 AM
Location Council Chamber, North York Civic Centre

Contact Francine Adamo, Committee Administrator
Phone 416-395-7348
E-mail nycc@toronto.ca

Item		Page
NY8.2	Draft By-laws - To Permanently Close a Portion of the Public Highway Oakburn Place, branching southerly from the south side of Oakburn Crescent and Draft By-law - To permanently close a Portion of the Public Highway Oakburn Crescent, South of Avondale (Ward: 23)	1
NY8.5	Application to Remove Three Private Trees - 112 Estelle Avenue (Ward: 23)	2
NY8.20	Payment In-Lieu of Parking - Fatemeh Roya Komeilinejad - 111 Sheppard Avenue West (Ward: 23)	3
NY8.21	Payment In-lieu of Parking - Owner - Ontario Conference of The Seventh Day Adventist Church - 900 Sheppard Avenue West (Ward: 10)	4
NY8.22	Payment In-lieu of Parking - Shun Liang Chong - 2404 Dufferin Street (Ward: 15)	5
NY8.27	Pedestrian Crossing Prohibition - Eglinton Avenue West at Oakwood Avenue (Ward: 15)	5
NY8.35	Traffic Control Signal Installation - Dufferin Street at Gibson Street (Ward: 15, 17)	6
NY8.36	Right Turn Lane Designations - Steeles Avenue East at Leslie Street (Ward: 24)	7
NY8.37	Lane Designation and Pedestrian Crossing Prohibition - Finch Avenue West and Highway 400 Northbound Off-ramp (Ward: 8)	8

Item	Page	
NY8.38	Traffic Control Signal Installation - Finch Avenue East at Finch Station Exit (Ward: 24)	9
NY8.39	Proposed Bicycle Lanes on Sentinel Road from Finch Avenue West to Dovehouse Avenue (Ward: 8, 9)	10
NY8.41	Designation of Fire Routes and amendment to Chapter 880 - Fire Routes (Ward: 9, 15, 23, 25)	11
NY8.43	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)	12
NY8.44	Appointment of Members of Council to Toronto and Region Conservation Authority Humber and Don Watersheds Sub-Committees (Ward: 8, 9, 15, 16, 23, 25, 26, 33, 34)	13
NY8.45	The Eglinton Way Business Improvement Area (BIA) Board of Management Additions and Deletions (Ward: 16)	14
NY8.48	Don Mills Centre Public Art Plan (Ward: 25)	15
NY8.53	Final Report - Part Lot Control Application - 73 Jonesville Crescent (Ward: 34)	16
NY8.54	Final Report - Zoning By-law Amendment Application - 7 and 9 Tippet Road (Ward: 10)	17
NY8.55	Final Report - Official Plan and Zoning Amendment Applications - 872-878 Sheppard Avenue West (Ward: 10)	19
NY8.56	Final Report - Rezoning and Site Plan Control Applications - 5270 and 5290 Yonge Street	20
NY8.57	Request for Direction Report - Official Plan and Zoning By-law Amendment and Site Plan Control Application - 20 Senlac Road (Ward: 23)	25
NY8.58	Ontario Municipal Board Hearing - Committee of Adjustment Application - 67 Lurgan Drive (Ward: 23)	26
NY8.60	Billboard Signs (Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34)	27
NY8.61	Technical Amendment to Subsection 64.20-A RM6 (149) of former City of North York Zoning By-law No. 7625 - 1 & 3 Kenton Drive (Ward: 23)	28

Item		Page
NY8.62	Service Level Adjustments In North York Community Council Area (Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34)	29

North York Community Council

Considered by City Council on September 26 and 27, 2007

Meeting No. 8
Meeting Date Monday, September 10, 2007
Start Time 9:30 AM
Location Council Chamber, North York Civic Centre

Contact Francine Adamo, Committee Administrator
Phone 416-395-7348
E-mail nycc@toronto.ca

NY8.2	NO AMENDMENT			Ward: 23
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Draft By-laws - To Permanently Close a Portion of the Public Highway Oakburn Place, branching southerly from the south side of Oakburn Crescent and Draft By-law - To permanently close a Portion of the Public Highway Oakburn Crescent, South of Avondale

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council enact the two Draft By-laws from the City Solicitor to permanently close a portion of the public highway Oakburn Place, branching southerly from the south side of Oakburn Crescent.
2. City Council enact the Draft By-law from the City Solicitor to permanently close a portion of the public highway Oakburn Crescent, south of Avondale Avenue.

Statutory - City of Toronto Act, 2006

(August 24, 2007) Draft By-laws from City Solicitor

Committee Recommendations

The North York Community Council recommends that City Council:

1. enact the two Draft By-laws from the City Solicitor to permanently close a portion of the public highway Oakburn Place, branching southerly from the south side of Oakburn Crescent; and

2. enact the Draft By-law from the City Solicitor to permanently close a portion of the public highway Oakburn Crescent, south of Avondale Avenue.

Decision Advice and Other Information

The North York Community Council held a public meeting in accordance with the City of Toronto Act, 2006, and notice of the proposed enactment of the draft by-laws was posted on the Public Notices Page of the City's website in accordance with the requirements of the City of Toronto Municipal Code Chapter 162. No one appeared to address the North York Community Council on September 10, 2007.

Summary

To enact two By-laws to permanently close a portion of the public highway Oakburn Place, branching southerly from the south side of Oakburn Crescent and to enact a By-law to permanently close a portion of the public highway Oakburn Crescent, south of Avondale Avenue.

Background Information

Oakburn By-law - Parts 1 and 2

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6058.pdf>

Oakburn By-law - Part 3

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6059.pdf>

Oakburn By-law - Part 4

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6060.pdf>

Oakburn Crescent - By-Law

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6225.pdf>

NY8.5	NO AMENDMENT			Ward: 23
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Application to Remove Three Private Trees - 112 Estelle Avenue

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motion:

1. City Council approve the request for a permit to remove three (3) privately-owned trees located at 112 Estelle Avenue.

(August 20, 2007) Report from General Manager, Parks, Forestry and Recreation

Committee Recommendations

The North York Community Council recommends that City Council:

1. approve the request for a permit to remove three (3) privately-owned trees located at

112 Estelle Avenue.

Decision Advice and Other Information

The North York Community Council requested that the planting plan be finalized prior to the City Council meeting on September 26 and 27, 2007 and that Urban Forestry staff meet with the Local Councillor and affected parties.

Financial Impact

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

Summary

The report requests Council's authority to approve the removal of three (3) privately-owned white spruce trees located at the rear of 112 Estelle Ave. The application requests permission to remove the trees to facilitate the construction of a new dwelling.

The three subject trees are located within the footprint of the proposed dwelling, which has received approval from the Ontario Municipal Board. The applicant is proposing to plant nine (9) large growing trees as replacement and Urban Forestry supports the request for removal of the three (3) privately-owned trees.

Background Information

Removal of Three Private Trees - 112 Estelle Avenue

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5913.pdf>

Communications

(September 7, 2007) e-mail from from Rob Corcoran including his written submission (September 6, 2007) and copies of e-mails to John Stuckless of Urban Forestry from: Judy Graham; Ruth Gudaitis; Rob Corcoran and Sherry Kreig-Corcoran; copy of petition in opposition (10 signatures). (NY.Main.NY8.5.1)

(September 7, 2007) e-mail from Nicholas Gouliaras (NY.Main.NY8.5.2)

Speakers

Robert Corcoran

Greg Daly, Walker Nott Dragicevic, on behalf of the applicant

Issie Fishman, applicant

NY8.20	NO AMENDMENT			Ward: 23
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Payment In-Lieu of Parking - Fatemeh Roya Komeilinejad - 111 Sheppard Avenue West

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council exempt the applicant from the former City of North York Zoning By-law 7625 requirement of 8 parking spaces, subject to payment in-lieu for 2 parking spaces.
2. City Council require the applicant to enter into an agreement with the City of Toronto for the payment in-lieu of 2 parking spaces, based upon the proposed new building total gross floor area (GFA), which in this case amounts to \$10,000.00.
3. City Council 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.

(August 14, 2007) Report from Acting Director, Transportation Services, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. exempt the applicant from the former City of North York Zoning By-law 7625 requirement of 8 parking spaces, subject to payment in-lieu for 2 parking spaces;
2. require the applicant to enter into an agreement with the City of Toronto for the payment in-lieu of 2 parking spaces, based upon the proposed new building total gross floor area (GFA), which in this case amounts to \$10,000.00; and
3. 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 \$10,000.00 payment in-lieu of parking, and a \$300.00 plus GST application processing fee

Summary

To seek Council’s approval to exempt the applicant from the former City of North York Zoning By-law 7625 requirement of 8 parking spaces to permit interior alteration to the existing building to allow future office spaces, whereas 6 parking spaces can be provided on-site.

Background Information

Payment In-Lieu of Parking - 111 Sheppard Avenue West
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5929.pdf>

NY8.21	NO AMENDMENT			Ward: 10
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Payment In-lieu of Parking - Owner - Ontario Conference of The Seventh Day Adventist Church - 900 Sheppard Avenue West

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council exempt the applicant from the former City of North York Zoning By-law 7625 parking requirement of 17 parking stalls, subject to payment in-lieu for 4 parking spaces.
2. City Council require the applicant to enter into an Agreement with the City of Toronto for the payment in-lieu of 4 parking stalls, in the amount of \$2,500.00 per parking space for a total of \$10,000.00.
3. City Council 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.

(August 14, 2007) Report from Acting Director, Transportation Services, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. exempt the applicant from the former City of North York Zoning By-law 7625 parking requirement of 17 parking stalls, subject to payment in-lieu for 4 parking spaces;
2. require the applicant to enter into an Agreement with the City of Toronto for the payment in-lieu of 4 parking stalls, in the amount of \$2,500.00 per parking space for a total of \$10,000.00; and
3. 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 \$20,000.00 payment in-lieu of parking, and a \$300.00 + GST application processing fee.

Summary

To seek Council's approval to exempt the applicant from the former City of North York Zoning By-law 7625 requirement of 17 parking stalls, conditional upon a payment in-lieu of parking, whereas 13 parking spaces are proposed.

Background Information

Payment In-Lieu of Parking - 900 Sheppard Avenue

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5930.pdf>

NY8.22	NO AMENDMENT			Ward: 15
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Payment In-lieu of Parking - Shun Liang Chong - 2404 Dufferin Street

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council exempt the applicant from the former City of York Zoning By-law 1-83 and 3623-97 requirement of 13 parking spaces to 6 parking spaces, subject to payment in-lieu for 2.5 parking spaces.
2. City Council require the applicant to enter into an agreement with the City of Toronto for the payment in-lieu of 2.5 parking spaces, in the amount of \$6,250.00.
3. City Council 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.

(August 17, 2007) Report from Acting Director, Transportation Services, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. exempt the applicant from the former City of York Zoning By-law 1-83 and 3623-97 requirement of 13 parking spaces to 6 parking spaces, subject to payment in-lieu for 2.5 parking spaces;
2. require the applicant to enter into an agreement with the City of Toronto for the payment in-lieu of 2.5 parking spaces, in the amount of \$6,250.00; and
3. 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 \$12,500.00 payment in-lieu of parking, and a \$300.00 plus GST application processing fee.

Summary

To seek Council's approval to exempt the applicant from the former City of York Zoning By-law 1-83 and 3623-97 requirement of 13 parking spaces to 1 space in addition to a payment in lieu for 5 spaces to enable the renovation of the existing building to restaurant uses.

Background Information

Payment In-lieu of Parking - Shun Liang Chong - 2404 Dufferin Street
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5989.pdf>

NY8.27	NO AMENDMENT			Ward: 15
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Pedestrian Crossing Prohibition - Eglinton Avenue West at Oakwood Avenue

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council prohibit pedestrian crossings on Eglinton Avenue West, between the easterly curb line of Oakwood Avenue and a point 30.5 metres east of the east curb line of Oakwood Avenue.
2. City Council direct that the design of the handrail barriers be adjusted to facilitate the prohibition after consultation with the BIA.
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.

(August 14, 2007) Report from Acting Director, Transportation Services, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. prohibit pedestrian crossings on Eglinton Avenue West, between the easterly curb line of Oakwood Avenue and a point 30.5 metres east of the east curb line of Oakwood Avenue;
2. direct that the design of the handrail barriers be adjusted to facilitate the prohibition after consultation with the BIA; 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 pedestrian crossing prohibition are included within the Transportation Services Division, North York District's 2007 Operating Budget.

Summary

To obtain approval to prohibit north-south pedestrian crossings on the east side of the signalized intersection at Eglinton Avenue West and Oakwood Avenue.

The implementation of the pedestrian crossing prohibition will improve pedestrian safety at this intersection.

Background Information

Pedestrian Crossing Prohibition - Eglinton Ave W - Oakwood Ave
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6038.pdf>)

NY8.35	AMENDED			Ward: 15, 17
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Traffic Control Signal Installation - Dufferin Street at Gibson Street

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council approve the installation of traffic control signals at the intersection of Dufferin Street and Gibson Street.
2. City Council authorize and direct the appropriate City officials to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.
3. Council request the General Manager, Transportation Services, to report back in one (1) year to the North York Community Council, on the functionality of the proposed traffic lights, including any reported incidents and possible relocation of the lights, if warranted.

(August 13, 2007) Report from Acting Director, Transportation Services, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. approve the installation of traffic control signals at the intersection of Dufferin Street and Gibson Street; and
2. authorize and direct the appropriate City Officials to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

Financial Impact

All costs associated with the installation of traffic control signals at Dufferin Street and Gibson Street, estimated at \$100,000.00, will be included for consideration as part of Transportation Services 2007 Capital budget.

Summary

To obtain approval for the installation of traffic control signals at the intersection of Dufferin Street and Gibson Street.

Based upon the results of recent traffic studies, the installation of traffic control signals at the intersection of Dufferin Street and Gibson Street is justified and will provide safe pedestrian crossing protection on Dufferin Street.

Background Information

Traffic Signal - Dufferin St at Gibson St

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6066.pdf>)

Traffic Signal - Dufferin St at Gibson St - At 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6067.pdf>)

Traffic Signal - Dufferin St at Gibson St - At 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6068.pdf>)

NY8.36	NO AMENDMENT			Ward: 24
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Right Turn Lane Designations - Steeles Avenue East at Leslie Street

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council designate the northerly westbound lane on Steeles Avenue East, east of Leslie Street, for right-turning vehicles only, buses excepted, from the east limit of Leslie Street to a point 90 metres east.
2. City Council designate the southerly eastbound lane on Steeles Avenue East, east of Leslie Street, for right-turning vehicles only, buses excepted, from the west limit of Leslie Street to a point 110 metres west.
3. 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.

(August 17, 2007) Report from Acting Director, Transportation Services, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. designate the northerly westbound lane on Steeles Avenue East east of Leslie Street for right-turning vehicles only, buses excepted, from the east limit of Leslie Street to a point 90 metres east;
2. designate the southerly eastbound lane on Steeles Avenue East east of Leslie Street for right-turning vehicles only, buses excepted, from the west limit of Leslie Street to a point 110 metres west; and
3. 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 designation of the right turn lanes are included within the Transportation Services Division, North York District's 2007 Operating Budget.

Summary

To obtain approval for the designation of the westbound and eastbound curb lanes on Steeles Avenue East at Leslie Street for right-turns only, buses excepted.

The lane designations would prevent motorists from using the subject lanes as queue jump lanes and would improve the overall traffic operations at the intersection of Steeles Avenue East and Leslie Street.

Background Information

Right Turn Lane Designations - Steeles Avenue East at Leslie Street
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6009.pdf>
 Right Turn Lane Designations - Steeles Ave E at Leslie St - Attach 1
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6010.pdf>

NY8.37	NO AMENDMENT			Ward: 8
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Lane Designation and Pedestrian Crossing Prohibition - Finch Avenue West and Highway 400 Northbound Off-ramp

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council designate the westerly and easterly northbound lanes on the Highway 400 Northbound Off ramp at Finch Avenue West, for left-turning vehicles only, from Finch Avenue West to a point 30.5 metres south.

2. City Council prohibit pedestrian crossings on the west leg of the signalized intersection of Finch Avenue West and the Highway 400 Northbound Off-ramp, between the west curb line of the Highway 400 Northbound Off-ramp and a point 30.5 metres west.
3. 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.

(August 14, 2007) Report from Acting Director, Transportation Services, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. designate the westerly and easterly northbound lanes on the Highway 400 Northbound Off ramp at Finch Avenue West, for left-turning vehicles only, from Finch Avenue West to a point 30.5 metres south;
2. prohibit pedestrian crossings on the west leg of the signalized intersection of Finch Avenue West and the Highway 400 Northbound Off-ramp, between the west curb line of the Highway 400 Northbound Off-ramp and a point 30.5 metres west; and
3. 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 implementation of the lane designations and pedestrian crossing prohibitions are included within the Transportation Services, North York District's 2007 Operating Budget.

Summary

To obtain approval for the implementation of lane designations and pedestrian crossing prohibitions at the intersection of Finch Avenue West and the Highway 400 Northbound Off-ramp.

The lane designations and pedestrian crossing prohibition would prevent conflicts and improve safety at the intersection of Finch Avenue West and the Highway 400 Northbound Off-ramp.

Background Information

Lane Designation and Pedestrian Crossing Prohibition

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6012.pdf>)

Lane Designation and Pedestrian Crossing Prohibition - attach 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6013.pdf>)

NY8.38	NO AMENDMENT			Ward: 24
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Traffic Control Signal Installation - Finch Avenue East at Finch Station Exit

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council approve the installation of traffic control signals at the intersection of Finch Avenue East and Finch Station Exit.
2. City Council authorize and direct the appropriate City officials to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

(August 22, 2007) Report from Acting Director, Transportation Services, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. approve the installation of traffic control signals at the intersection of Finch Avenue East and Finch Station Exit; and
2. authorize and direct the appropriate City officials to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

Financial Impact

All costs associated with the traffic control signals at Finch Avenue East and Finch Station Exit, estimated at \$190,000.00 for installation as well as \$5,000.00 in annual maintenance, will be borne by the Toronto Transit Commission.

Summary

To obtain approval for the installation of traffic control signals at the intersection of Finch Avenue East and Finch Station Exit.

The installation of traffic control signals at Finch Avenue East and Finch Station Exit would alleviate the significant delays currently experienced by buses turning left out of the Finch Station Exit in order to access Finch Avenue East.

Background Information

Traffic Signal - Finach Ave E at Finch Station Exit
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6035.pdf>)

Traffic Signal - Finch Ave E at Finch Station Exit - At 1
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6036.pdf>
 Traffic Signal - Finch Ave E at Finch Station Exit - At 2
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6037.pdf>

NY8.39	NO AMENDMENT			Ward: 8, 9
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Proposed Bicycle Lanes on Sentinel Road from Finch Avenue West to Dovehouse Avenue

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council approve the installation of bicycle lanes on both sides of Sentinel Road, from Finch Avenue West to Dovehouse Avenue, as detailed in Appendix A of the report (August 21, 2007) from the Director, Transportation Infrastructure Management.
2. City Council approve the amendments to the traffic and parking regulations detailed in Appendix B of the report (August 21, 2007) from the Director, Transportation Infrastructure Management.
3. City Council authorize and direct the appropriate City officials to take the necessary action to give effect thereto, including the introduction of all necessary bills.

(August 21, 2007) Report from Director, Transportation Infrastructure Management

Committee Recommendations

The North York Community Council recommends that City Council:

1. approve the installation of bicycle lanes on both sides of Sentinel Road, from Finch Avenue West to Dovehouse Avenue, as detailed in Appendix A of the report (August 21, 2007) from the Director, Transportation Infrastructure Management;
2. approve the amendments to the traffic and parking regulations detailed in Appendix B of the report (August 21, 2007) from the Director, Transportation Infrastructure Management; and
3. authorize and direct the appropriate City officials to take the necessary action to give effect thereto, including the introduction of all necessary bills.

Financial Impact

Funds to implement the bicycle lanes on Sentinel Road, in the estimated amount of \$85,000.00, are provided for within the Transportation Services Division 2007 Capital Budget in the

Cycling Infrastructure Account CTP 807-05.

Summary

North York Community Council does not have delegated authority from City Council to make a final decision because this report recommends amendments to on-street parking / standing / stopping regulations on a road where there is an established Toronto Transit Commission route.

The purpose of this report is to obtain authority to install bicycle lanes on Sentinel Road from Finch Avenue West to Dovehouse Avenue.

The proposed design of Sentinel Road will provide one traffic lane and one bicycle lane in each direction. The Ward Councillors have been consulted and support the proposed bicycle lanes on Sentinel Road.

Background Information

Proposed Bicycle Lanes on Sentinel Road from Finch Avenue West to Dovehouse Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6041.pdf>)

Proposed Bicycle Lanes - Sentinel Road - A-A

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6042.pdf>)

Proposed Bicycle Lanes - Sentinel Rd - Map

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6043.pdf>)

Declared Interests (Committee)

Councillor Howard Moscoe - declared an interest in this matter because his principal residence is located in the vicinity of the proposed bicycle lanes.

NY8.41	NO AMENDMENT			Ward: 9, 15, 23, 25
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Designation of Fire Routes and amendment to Chapter 880 - Fire Routes

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council designate part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal addresses set out below as fire routes pursuant to Municipal Code Chapter 880- Fire Routes – 55-125 George Appleton Way, 1101, 1103, 1105 Leslie Street, 1280 Leslie Street and 509 Beecroft Road.
2. City Council authorize and direct the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

(August 24, 2007) Report from District Chief, North Command, Toronto Fire Services

Committee Recommendations

The North York Community Council recommends that City Council:

1. designate part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal addresses set out below as fire routes pursuant to Municipal Code Chapter 880- Fire Routes – 55-125 George Appleton Way, 1101, 1103, 1105 Leslie Street, 1280 Leslie Street, and 509 Beecroft Road; and
2. authorize and direct the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

Decision Advice and Other Information

The North York Community Council:

1. deferred consideration of designating 1100 Caledonia Road as a fire route, to its next meeting on October 2, 2007; and
2. requested the Fire Chief to meet with the local Ward Councillor to review the site plan for that site.

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

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5954.pdf>

NY8.43	NO AMENDMENT			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 September 26 and 27, 2007, adopted the following motions:

1. City Council appoint Councillor Filion to the Gibson House/Zion Schoolhouse Museum Management Board for a term of office ending December 31, 2008, and until a successor is appointed.
2. City Council appoint Councillor Filion to the North York Community Preservation Panel for a term of office ending December 31, 2008, and until a successor is appointed.

(July 24, 2007) Letter from City Clerk

Committee Recommendations

The North York Community Council recommends that City Council:

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

Summary

City Council at its meeting on July 16, 17, 18, and 19, 2007 considered Item NY7.37 headed, "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)."

City Council referred this item back to the North York Community Council for further Consideration.

43a Appointment of Members of Council to the Community Museum Management Board and North York Community Preservation Board

(June 8, 2007) Report from City Clerk

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 to Museum Management Board

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5706.pdf>)

Appointment to Museum Management Board - Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5707.pdf>)

NY8.44	NO AMENDMENT			Ward: 8, 9, 15, 16, 23, 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 September 26 and 27, 2007, adopted the following motions:

1. City Council appoint Councillor Parker to the Toronto and Region Conservation Authority Don Watershed Regeneration Council for a term ending December 31, 2008, and until a successor is appointed.
2. City Council appoint Councillor Parker to the Toronto and Region Conservation Authority Humber Watershed for a term ending December 31, 2008, and until a successor is appointed.

(July 26, 2007) Letter from City Clerk

Committee Recommendations

The North York Community Council recommends that City Council:

1. appoint Councillor Parker to the Toronto and Region Conservation Authority Don Watershed Regeneration Council for a term ending December 31, 2008, and until a successor is appointed; and
2. appoint Councillor Parker to the Toronto and Region Conservation Authority Humber Watershed for a term ending December 31, 2008, and until a successor is appointed.

Summary

City Council at its meeting on July 16, 17, 18 and 19, 2007 considered Item NY7.37 headed, "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)."

City Council referred this item back to the North York Community Council for Further consideration.

44a Appointment of Members of Council to Toronto and Region Conservation Authority Humber and Don Watersheds Sub- Committees

(June 8, 2007) Report from City Clerk

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 to Region Conservation Authority Humber and Don Watersheds Sub-Committees
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5708.pdf>

Appointment to TRCA - Attachment 1- letter

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5709.pdf>

Appointment to TRCA - Interested Members- att 2

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5710.pdf>

NY8.45	NO AMENDMENT			Ward: 16
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The Eglinton Way Business Improvement Area (BIA) Board of Management Additions and Deletions

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council approve the deletions and additions to The Eglinton Way BIA Board of Management as set out in Attachment No. 1 to the report (August 22, 2007) from the Acting Director, Small Business and Local Partnerships.
2. City Council amend Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, to reflect the changes to the BIA Boards of Management.

(August 22, 2007) Report from Acting Director, Small Business & Local Partnerships

Committee Recommendations

The North York Community Council recommends that City Council:

1. approve the deletions and additions to The Eglinton Way BIA Board of Management as set out in Attachment No. 1 to the report (August 22, 2007) from the Acting Director, Small Business and Local Partnerships; and
2. amend Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, to reflect the changes to the BIA Boards of Management.

Financial Impact

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

Summary

The purpose of this report is to recommend City Council approve deletions and additions to The Eglinton Way BIA Board of Management. As this BIA is governed by the North York Community Council and the Toronto and East York Community Council, City Council must approve the recommendations.

Background Information

BIA - Eglinton Way

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6056.pdf>

NY8.48	NO AMENDMENT			Ward: 25
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Don Mills Centre Public Art Plan

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council approve the Don Mills Centre Public Art Plan, attached as Attachment 1 to the report (August 7, 2007) from the Director, Urban Design.
2. City Council require the applicant to provide a supplementary art contribution in the event that the actual cost of the construction exceeds the estimated amount.
3. City Council require the applicant to prepare a supplementary art plan to further enhance the public art so that the value is no less than the approved one percent (1%) of the gross construction costs.

(August 7, 2007) Report from Director, Urban Design

Committee Recommendations

The North York Community Council recommends that City Council:

1. approve the Don Mills Centre Public Art Plan, attached as Attachment 1 to the report (August 7, 2007) from the Director, Urban Design.
2. require the applicant to provide a supplementary art contribution in the event that the actual cost of the construction exceeds the estimated amount; and
3. require the applicant to prepare a supplementary art plan to further enhance the public art so that the value is no less than the approved one percent (1%) of the gross construction costs.

Financial Impact

The recommendations in this report have no financial impact.

Summary

In accordance with the conditions of site plan approval, Cadillac Fairview, the owner of Don Mills Centre, 939 Lawrence Avenue East, has submitted a public art plan for approval by City Council. The plan, which forms Attachment 1 to this report, outlines the method by which the owner will commission public art within Don Mills Centre. The plan provides an overview of the proposed art sites, public art objectives, preliminary estimated budget, art selection process, short-listed artists and jury, and a project schedule. The owner will commence the selection of the art once the public art plan is approved. Cadillac Fairview will own and maintain the resulting art installations on the Don Mills Centre site.

The Don Mills Centre Public Art Plan provides a framework for the commissioning of art to create public art projects at key locations within the redevelopment site. The plan also facilitates the relocation of two existing ceramic murals within the site. The attached plan meets the objectives of the City Planning Percent for Public Art Program and is supported by the Toronto Public Art Commission.

Background Information

Don Mills Centre Public Art Plan

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5812.pdf>

NY8.53	NO AMENDMENT			Ward: 34
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Final Report - Part Lot Control Application - 73 Jonesville Crescent

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council approve the application for exemption from part lot control.

2. City Council direct City staff to obtain proof of payment of all current property taxes for the subject site prior to the enactment of the part lot control exemption by-law.
3. City Council authorize the City Solicitor to introduce the necessary Bills in Council to give effect to Recommendation 1, after such time that Recommendation 2 is satisfied and such By-law to expire one year after it has been enacted.

(August 21, 2007) Report from Director, Community Planning, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. approve the application for exemption from part lot control;
2. direct City staff to obtain proof of payment of all current property taxes for the subject site prior to the enactment of the part lot control exemption by-law; and
3. authorize the City Solicitor to introduce the necessary Bills in Council to give effect to Recommendation 1., after such time that Recommendation 2. is satisfied and such By-law to expire one year after it has been enacted.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

This application proposes exemption from part lot control in order that 11 street townhouse dwelling units may be conveyed into separate ownership.

The issues regarding this development have been reviewed and all matters of concern to the City have been addressed by the preceding rezoning, site plan control, and plan of condominium applications. The subject lands have previously been exempt from part lot control but the applicant was unable to transfer title for any of the townhouse units within the prescribed time limit.

This report reviews and recommends approval of the application to again exempt the subject lands from part lot control.

Background Information

Final Report - 73 Jonesville Crescent

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5894.pdf>

NY8.54	AMENDED			Ward: 10
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Final Report - Zoning By-law Amendment Application - 7 and 9 Tippet Road

City Council Decision

City Council on September 26 and 27, 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. 6 to the report (August 21, 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 as may be required.
3. Before introducing the necessary Bills to City Council for enactment, City Council 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 for streetscape improvements in the immediate vicinity of the site as follows:
 - i street tree replacement/installation along both sides of Wilson Avenue where opportunities exist within the City's right-of-way, specifically adjacent to 2 Faywood Boulevard, 408 to 530 Wilson Avenue on the north side and 451 to 497 Wilson Avenue on the south side; and
 - ii replacement of asphalt with decorative concrete or unit pavers in the boulevard along Wilson Avenue where opportunities exist;
 - b. a cash contribution of \$180,000.00 dedicated to improving the 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;
 - c. a cash contribution of \$300,000.00 for an on-site public art installation under the Percent for Public Art Program; and
 - d. the applicant shall provide a six-month transit pass to the purchaser of each residential condominium unit at no cost to the purchaser.
4. City Council require the owner to file with the City of Toronto, a written undertaking that construction of the office building will be completed prior to completion of

construction of the first residential building; and that no Official Plan or rezoning application for conversion of the office building to residential uses will take place sooner than 25 years.

Statutory - Planning Act, RSO 1990

(August 21, 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. 6 to the report (August 21, 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 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 for streetscape improvements in the immediate vicinity of the site as follows:
 - i street tree replacement/installation along both sides of Wilson Avenue where opportunities exist within the City's right-of-way, specifically adjacent to 2 Faywood Boulevard, 408 to 530 Wilson Avenue on the north side and 451 to 497 Wilson Avenue on the south side; and
 - ii replacement of asphalt with decorative concrete or unit pavers in the boulevard along Wilson Avenue where opportunities exist;
 - b. a cash contribution of \$180,000.00 dedicated to improving the 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;
 - c. a cash contribution of \$300,000.00 for an on-site public art installation under the Percent for Public Art Program; and
 - d. a cash contribution towards a TTC Metropass for any purchaser of a unit that purchases an annual Metropass within three months of occupying his or her unit, with a limit of one contribution per unit, to a maximum of \$250,000.00; and

4. require the owner to file with the City of Toronto, a written undertaking that construction of the office building will be completed prior to completion of construction of the first residential building; and that no Official Plan or rezoning application for conversion of the office building to residential uses will take place sooner than 25 years.

Decision Advice and Other Information

The North York Community Council held a statutory public meeting on September 10, 2007; and notice was given in accordance with the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application proposes to rezone the subject lands to permit a mixed use condominium apartment building on the north portion of the property fronting Wilson Avenue with commercial uses and live/work units on the ground floor and 498 residential units above. The south portion of the site would be developed with a 5-storey office building containing 11,161m² of office space and 240m² of ground floor commercial space.

This report reviews and recommends approval of the application to amend the Zoning By-law for these properties.

Background Information

7 and 9 Tippet

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6063.pdf>

7 & 9 Tippet - Attachment

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6064.pdf>

Speakers

David Tang, Gowling Lafleur Henderson, on behalf of the applicant

Nick Nicolaidis, Armour Gardens Community Association

NY8.55	NO AMENDMENT			Ward: 10
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Final Report - Official Plan and Zoning Amendment Applications - 872-878 Sheppard Avenue West

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council amend the Official Plan substantially in accordance with the draft

Official Plan Amendment attached as Attachment No. 6 to the report (August 21, 2007) from the Director, Community Planning, North York District.

2. 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. 7 to the report (August 21, 2007) from the Director, Community Planning, North York District.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
4. Before introducing the necessary Bills to City Council for enactment, City Council 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 \$120,000.00 to be dedicated to improving 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;
 - b. a cash contribution of \$30,000.00 to be dedicated to Public Art for improvements in the public realm in Ward 10, under the Percent for Public Art Program. The specific location is to be determined through the Art in Public Places Commission, with input from Economic Development, Culture and Tourism staff and the Ward Councillor.

Statutory - Planning Act, RSO 1990

(August 21, 2007) Report from Director, Community Planning, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6 to the report (August 21, 2007) from the Director, Community Planning, North York District;
2. 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. 7 to the report (August 21, 2007) from the Director, Community Planning, North York District;
3. authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required;

and

4. 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 \$120,000.00 to be dedicated to improving 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; and
 - b. a cash contribution of \$30,000.00 to be dedicated to Public Art for improvements in the public realm in Ward 10, under the Percent for Public Art Program. The specific location is to be determined through the Art in Public Places Commission, with input from Economic Development, Culture and Tourism staff and the Ward Councillor.

Decision Advice and Other Information

The North York Community Council held a statutory public meeting on September 10, 2007; and notice was given in accordance with the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application proposes an eight (8) storey mixed-use condominium apartment building with 303m² of ground floor commercial uses, 120 residential units above and one level of underground parking at 872 – 878 Sheppard Avenue West.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law.

Background Information

Final Report - Official Plan and Zoning Amendment Applications - 872-878 Sheppard Avenue West - Attachments 1-6

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5968.pdf>

Final Report - Official Plan and Zoning Amendment Applications - 872-878 Sheppard Avenue West Attachment 7

Communications

(August 29, 2007) e-mail from Stan Sherman, forwarding a petition containing 16 signatures of residents in support (NY.Main.8.55.1)

Speakers

George Callahan

NY8.56	NO AMENDMENT			Ward: 23
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Final Report - Rezoning and Site Plan Control Applications - 5270 and 5290 Yonge Street

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council amend Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to the report (August 23, 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 as may be required.
3. City Council approve in principle the site plan drawings and the Conditions of Site Plan Approval as listed in Attachment No. 6 to the report (August 23, 2007) from the Director, Community Planning, North York District, subject to stylistic and technical changes, and subject to Condition 8 being amended to read as follows:
 - “8. The owner shall provide final architectural, including detail design of the below grade bicycle storage area, and landscape plans to the satisfaction of the Director, Community Planning, North York District, as may be required, in consultation with the local Councillor.”.
4. City Council authorize the Chief Planner or his designate to give final approval to the Site Plan Control Application once the conditions to be satisfied prior to Site Plan Control Approval as set out in Attachment No. 6 to the report (August 23, 2007) from the Director, Community Planning, North York District, including entering into a satisfactory Site Plan Agreement, have been fulfilled.
5. Before introducing the necessary Bill to City Council for enactment, City Council require the owner to enter into a Section 37 Agreement with the City to the satisfaction of the City Solicitor, to provide the following facilities, services and/or monetary contributions:
 - A. a below grade bicycle storage space totalling 115.44 m² comprised of 48.59 m² for the retirement residence and 66.85 m² for the non-residential use;
 - B. an indoor recreational amenity area for the exclusive use of occupants of the retirement residence with a minimum size of 247.5 m²;

- C. a monetary contribution in the form of a certified cheque, and satisfactory to the City, to fund 2,024.08 m² of proposed gross floor area, toward the provision of public recreation centres or social facilities serving the North York Centre Area, and/or toward the cost of the City acquiring lands necessary for the completion of planned service roads and associated road network and buffer areas in the North York Centre, to be made no later than the earlier of 6 months from the issuance of any occupancy permit for the non-residential portion of the development, and the issuance of the first building permit for the retirement residence, and which shall be indexed to the Toronto Real Estate Board Market Watch Index from the date of the Section 37 Agreement and as further set out in that Agreement. The certified cheque shall be secured by a letter of credit, delivered to the City prior to the issuance of an occupancy permit for the non-residential portion of the development. The letter of credit shall be returned to the owner upon receipt of the certified cheque. The amount of the monetary contribution shall be equal to the market value, based on land value, of 2,024.08 m² of proposed gross floor area, as determined by the Director of Real Estate Services;

furthermore, the following collateral matters shall be set out in the Section 37 Agreement:

- D. a 2 metre maximum road widening across the Eglinton Avenue frontage and a 6.1 metre radius corner rounding at the intersection of Canterbury Place and Eglinton Avenue and at the intersection of Yonge Street and Eglinton Avenue representing 109 m² in area;
- E. prior to the issuance of an occupancy permit for the new non-residential building, the owner shall have obtained leases for 23 off-site parking spaces for the new non-residential portion of the development. In the event that the applicant is unable to secure acceptable off-site leased parking within the North York Centre area, with such leases secured for a 6 month period from the issuance of the occupancy permit for the non-residential portion of the development, and satisfactory to the City Solicitor and the Director, Transportation Services, the owner agrees to provide a monetary contribution to the City of Toronto in the amount of a \$25,000 certified cheque, prior to the issuance of an occupancy permit for the new non-residential building (Phase One of the development), such contribution to be used exclusively for capital improvements to parks and/or community facilities serving the North York Centre area, as determined by the Director of Community Planning, North York District in consultation with the Ward Councillor;
- F. The phasing provisions for the construction of the retirement residence and non-residential components of the development, which will occur as per the following stages:
- i. PHASE ONE (1):

- a. the existing DUCA building located at 5290 Yonge Street will be permitted to remain in use, and will be required to provide 15 on-site surface parking spaces between the date of issuance of the first building permit for the new non-residential building, and until such time as the occupancy permit for the new non-residential building is issued;
 - b. an occupancy permit shall not be issued for the new non-residential portion of the development until a demolition permit is issued for the existing DUCA building;
 - c. upon issuance of the occupancy permit for the new non-residential building, demolition of the existing DUCA building shall begin within 30 days and be completed within 90 days of issuance of the occupancy permit;
 - d. the owner agrees to provide a letter of credit satisfactory to the City of Toronto in the amount of \$60,000.00 prior to the issuance of any building permit for the new non residential portion of the development to ensure that demolition of the existing DUCA building takes place as in paragraph i.c. above; and
 - e. during the demolition of the existing DUCA building the owner will be permitted to provide 0 on-site surface parking spaces for the new non-residential portion of the development for a maximum of 90 days from issuance of the occupancy permit. Should a building permit for the residential portion of the development have been issued, the permission for 0 on-site parking spaces for the non-residential portion of the development may be extended for a period of 6 months from the issuance of the occupancy permit for the new non-residential portion of the development, in order to permit completion of the ramp to the below grade parking garage.
- ii. PHASE TWO (2):
- a. the owner is required to obtain building permits and begin construction of the residential portion of the development including the access ramp to the below grade garage within 6 months of the issuance of an occupancy permit for the non-residential component of the development referred to in i. b. above;
 - b. the owner agrees that the residential portion of the development shall proceed within 6 months of the issuance of an occupancy permit for the non residential component, failing which the owner shall construct the ramp to the underground

parking garage and shall landscape the balance of the site forthwith. Prior to final zoning approval, the owner will provide a letter of credit satisfactory to the City of Toronto in the amount of \$162,000.00, to secure the foregoing obligation. Should the residential portion of the development not proceed within 6 months of the issuance of an occupancy permit for the non-residential component of the development, the owner shall have a further 2 months to submit a building permit application to construct the ramp to the underground parking garage. If such application is not submitted within said 2 months, or if the garage ramp is not completed within 6 months of issuance of the building permit for the ramp, to the satisfaction of the Director/Deputy Chief Building Official, North York District, the City shall thereafter be entitled to cash the letter of credit, and such funds will be used exclusively for capital improvements to parks and/or community facilities serving the North York Centre area, as determined by the Director of Community Planning, North York District in consultation with the Ward Councillor. If not cashed, the letter of credit shall be returned to the owner upon completion of the garage ramp;

- c. prior to the issuance of a building permit for the new non-residential portion of the development, the owner will provide a letter of credit to the City of Toronto in the amount of \$60,000.00, as further set out in the Section 37 Agreement to ensure that in the event that the garage ramp and/or residential portion of the development not proceed within 8 months of the issuance of an occupancy permit for the non-residential component of the development, appropriate landscaping for the balance of the subject lands takes place to the satisfaction of the City; and
 - d. during construction of the residential portion of the development, and in accordance with the Section 37 Agreement, the owner will be permitted to provide 0 on-site parking spaces for the new non-residential portion of the development for a period of 6 months from the issuance of the occupancy permit for the new non-residential portion of the development, in order to permit completion of the ramp to the below grade parking garage.
- G. The retirement residence units proposed to be located within the retirement residence portion (Phase Two) of the development may contain only partial culinary facilities but not a 220 volt electrical service for a stove connection. All retirement home residents will be served by a common kitchen and dining area located at the base of the building; and
- H. prior to final Site Plan Approval, the owner shall convey to the City free and

clear of all encumbrances, a 2 metre maximum road widening across the Ellerslie Avenue frontage and a 6.1 metre radius corner rounding at the intersections of Canterbury Place and Ellerslie Avenue and at the intersection of Yonge Street and Ellerslie Avenue representing 109 m² in area and identified as Part 1, Part 2 and Part 5 on a Plan of Survey prepared by R.G. McKibbin, Ontario Land Surveyors.

Statutory - Planning Act, RSO 1990

(August 23, 2007) Report from Director, Community Planning, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. amend Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to the report (August 23, 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 as may be required;
3. approve in principle the site plan drawings and the Conditions of Site Plan Approval as listed in Attachment No. 6 to the report (August 23, 2007) from the Director, Community Planning, North York District, subject to stylistic and technical changes, and subject to Condition 8 being amended to read as follows:
 - “8. The owner shall provide final architectural, including detail design of the below grade bicycle storage area, and landscape plans to the satisfaction of the Director, Community Planning, North York District, as may be required, in consultation with the local Councillor.”;
4. authorize the Chief Planner or his designate to give final approval to the Site Plan Control Application once the conditions to be satisfied prior to Site Plan Control Approval as set out in Attachment No. 6 to the report (August 23, 2007) from the Director, Community Planning, North York District, including entering into a satisfactory Site Plan Agreement, have been fulfilled;
5. before introducing the necessary Bill 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 the following facilities, services and/or monetary contributions:
 - A. a below grade bicycle storage space totalling 115.44 m² comprised of 48.59 m² for the retirement residence and 66.85 m² for the non-residential use;
 - B. an indoor recreational amenity area for the exclusive use of occupants of the

retirement residence with a minimum size of 247.5 m²;

- C. a monetary contribution in the form of a certified cheque, and satisfactory to the City, to fund 2,024.08 m² of proposed gross floor area, toward the provision of public recreation centres or social facilities serving the North York Centre Area, and/or toward the cost of the City acquiring lands necessary for the completion of planned service roads and associated road network and buffer areas in the North York Centre, to be made no later than the earlier of 6 months from the issuance of any occupancy permit for the non-residential portion of the development, and the issuance of the first building permit for the retirement residence, and which shall be indexed to the Toronto Real Estate Board Market Watch Index from the date of the Section 37 Agreement and as further set out in that Agreement. The certified cheque shall be secured by a letter of credit, delivered to the City prior to the issuance of an occupancy permit for the non-residential portion of the development. The letter of credit shall be returned to the owner upon receipt of the certified cheque. The amount of the monetary contribution shall be equal to the market value, based on land value, of 2,024.08 m² of proposed gross floor area, as determined by the Director of Real Estate Services;

furthermore, the following collateral matters shall be set out in the Section 37 Agreement:

- D. a 2 metre maximum road widening across the Eglinton Avenue frontage and a 6.1 metre radius corner rounding at the intersection of Canterbury Place and Eglinton Avenue and at the intersection of Yonge Street and Eglinton Avenue representing 109 m² in area;
- E. prior to the issuance of an occupancy permit for the new non-residential building, the owner shall have obtained leases for 23 off-site parking spaces for the new non-residential portion of the development. In the event that the applicant is unable to secure acceptable off-site leased parking within the North York Centre area, with such leases secured for a 6 month period from the issuance of the occupancy permit for the non-residential portion of the development, and satisfactory to the City Solicitor and the Director, Transportation Services, the owner agrees to provide a monetary contribution to the City of Toronto in the amount of a \$25,000 certified cheque, prior to the issuance of an occupancy permit for the new non-residential building (Phase One of the development), such contribution to be used exclusively for capital improvements to parks and/or community facilities serving the North York Centre area, as determined by the Director of Community Planning, North York District in consultation with the Ward Councillor;
- F. The phasing provisions for the construction of the retirement residence and non-residential components of the development, which will occur as per the following stages:
- i. PHASE ONE (1):

- a. the existing DUCA building located at 5290 Yonge Street will be permitted to remain in use, and will be required to provide 15 on-site surface parking spaces between the date of issuance of the first building permit for the new non-residential building, and until such time as the occupancy permit for the new non-residential building is issued;
 - b. an occupancy permit shall not be issued for the new non-residential portion of the development until a demolition permit is issued for the existing DUCA building;
 - c. upon issuance of the occupancy permit for the new non-residential building, demolition of the existing DUCA building shall begin within 30 days and be completed within 90 days of issuance of the occupancy permit;
 - d. the owner agrees to provide a letter of credit satisfactory to the City of Toronto in the amount of \$60,000.00 prior to the issuance of any building permit for the new non residential portion of the development to ensure that demolition of the existing DUCA building takes place as in paragraph i.c. above; and
 - e. during the demolition of the existing DUCA building the owner will be permitted to provide 0 on-site surface parking spaces for the new non-residential portion of the development for a maximum of 90 days from issuance of the occupancy permit. Should a building permit for the residential portion of the development have been issued, the permission for 0 on-site parking spaces for the non-residential portion of the development may be extended for a period of 6 months from the issuance of the occupancy permit for the new non-residential portion of the development, in order to permit completion of the ramp to the below grade parking garage;
- ii. PHASE TWO (2):
- a. the owner is required to obtain building permits and begin construction of the residential portion of the development including the access ramp to the below grade garage within 6 months of the issuance of an occupancy permit for the non-residential component of the development referred to in i. b. above;
 - b. the owner agrees that the residential portion of the development shall proceed within 6 months of the issuance of an occupancy permit for the non residential component, failing which the owner shall construct the ramp to the underground parking garage and

shall landscape the balance of the site forthwith. Prior to final zoning approval, the owner will provide a letter of credit satisfactory to the City of Toronto in the amount of \$162,000.00, to secure the foregoing obligation. Should the residential portion of the development not proceed within 6 months of the issuance of an occupancy permit for the non-residential component of the development, the owner shall have a further 2 months to submit a building permit application to construct the ramp to the underground parking garage. If such application is not submitted within said 2 months, or if the garage ramp is not completed within 6 months of issuance of the building permit for the ramp, to the satisfaction of the Director/Deputy Chief Building Official, North York District, the City shall thereafter be entitled to cash the letter of credit, and such funds will be used exclusively for capital improvements to parks and/or community facilities serving the North York Centre area, as determined by the Director of Community Planning, North York District in consultation with the Ward Councillor. If not cashed, the letter of credit shall be returned to the owner upon completion of the garage ramp;

- c. prior to the issuance of a building permit for the new non-residential portion of the development, the owner will provide a letter of credit to the City of Toronto in the amount of \$60,000.00, as further set out in the Section 37 Agreement to ensure that in the event that the garage ramp and/or residential portion of the development not proceed within 8 months of the issuance of an occupancy permit for the non-residential component of the development, appropriate landscaping for the balance of the subject lands takes place to the satisfaction of the City; and
 - d. during construction of the residential portion of the development, and in accordance with the Section 37 Agreement, the owner will be permitted to provide 0 on-site parking spaces for the new non-residential portion of the development for a period of 6-months from the issuance of the occupancy permit for the new non-residential portion of the development, in order to permit completion of the ramp to the below grade parking garage;
- G. the retirement residence units proposed to be located within the retirement residence portion (Phase Two) of the development may contain only partial culinary facilities but not a 220 volt electrical service for a stove connection. All retirement home residents will be served by a common kitchen and dining area located at the base of the building; and
- H. prior to final Site Plan Approval, the owner shall convey to the City free and clear of all encumbrances, a 2 metre maximum road widening across the

Ellerslie Avenue frontage and a 6.1 metre radius corner rounding at the intersections of Canterbury Place and Ellerslie Avenue and at the intersection of Yonge Street and Ellerslie Avenue representing 109 m² in area and identified as Part 1, Part 2 and Part 5 on a Plan of Survey prepared by R.G. McKibbin, Ontario Land Surveyors.

Decision Advice and Other Information

The North York Community Council held a statutory public meeting on September 10, 2007; and notice was given in accordance with the Planning Act.

The North York Community Council requested the Director, Community Planning, North York District, to report directly to City Council for its meeting on September 26 and 27, 2007, on the rationale for the timing of the cash contribution for the additional density as set out in the Section 37 requirements.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application proposes to amend the site specific zoning for the lands located at 5270 and 5290 Yonge Street in order to permit a phased mixed use project consisting of a 3-storey commercial building fronting onto Yonge Street and a 17-storey, 165 unit retirement residence on the western portion of the lands fronting onto Canterbury Place.

This report reviews and recommends approval of the applications to amend the Zoning By-law and for Site Plan Control approval.

Background Information

Final Report - Yonge Street

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6433.pdf>)

Additional Background Information (City Council)

- Report (September 20, 2007) from the Chief Planner and Executive Director, City Planning ([NY8.56a](#))

Speakers

Kim Kovar, Aird & Berlis, on behalf of DUCA Financial Services

NY8.57	NO AMENDMENT			Ward: 23
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Request for Direction Report - Official Plan and Zoning By-law Amendment and Site Plan Control Application - 20 Senlac Road

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motion:

1. City Council refuse the Official Plan Amendment, Zoning By-law Amendment and Site Plan Control applications.

(August 23, 2007) Report from Director, Community Planning, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. refuse the Official Plan Amendment, Zoning By-law Amendment and Site Plan Control applications.

Financial Impact

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

Summary

An application has been submitted to permit four single detached residential dwellings at 20 Senlac Road.

The purpose of this report is to seek Council's direction for staff to attend the Ontario Municipal Board in support of the position described herein of an Official Plan Amendment and applications for Zoning By-law Amendment and Site Plan Control Approval.

Background Information

Request for Direction Report - 20 Senlac

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6062.pdf>

Speakers

Bill Joyce, Bill Joyce & Associates, on behalf of the applicant

Milton Berger

NY8.58	NO AMENDMENT			Ward: 23
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Ontario Municipal Board Hearing - Committee of Adjustment Application - 67 Lurgan Drive

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council authorize the City Solicitor to retain outside Planning Consultants and to attend the Ontario Municipal Board Hearing to uphold the City's By-law.

(September 5, 2007) Member Motion from Councillor John Filion

Committee Recommendations

The North York Community Council recommends that City Council:

1. authorize the City Solicitor to retain outside Planning Consultants and to attend the Ontario Municipal Board Hearing to uphold the City's By-law.

Summary

Marina Hayek, the owner of 67 Lurgan Drive, made an application to the Committee of Adjustment, North York Panel, for the construction of a new two storey dwelling on a lot having dimensions of 15.24m x 53.34m (50 x 175'). The existing dwelling would be demolished.

Variations were requested with respect to a west side yard setback, an east side yard setback to the garage portion only, building length and overall building length.

The Committee of Adjustment for the City of Toronto (North York District) approved the Minor Variance application at the August 1st, 2007 meeting subject to the requirements of the Parks and Recreation, Urban Forestry Division.

Planning staff did not comment on this application.

Two area residents have 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.

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

Background Information

OMB - 67 Lurgan Drive
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6452.pdf>

NY8.60	AMENDED			Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Billboard Signs

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council direct the Chief Building Official to investigate the specific sign locations which are located within the North York Community Council district, as provided by Mr. Rami Tabello in his letter dated August 29, 2007, and report back to the North York Community Council.
2. City Council refer to the Etobicoke York Community Council, the following recommendation only as it pertains to the balance of the sign locations which are located within the Etobicoke York Community Council district:

“1. direct the Chief Building Official to:

- a. investigate the specific sign locations provided by Mr. Rami Tabello in his letter dated August 29, 2007, and report back to the [Etobicoke York] Community Council;”.

3. City Council refer the following Recommendations 1b, 1c, 2 and 3 of the North York Community Council to the Licensing and Standards Committee for consideration:

“1. direct the Chief Building Official to:

- b. review the method by which sign permits in the North York District are issued in the North York District and recommend changes that will preserve the integrity of the bylaws and the permitting system; and
- c. report on what increases to the permit fees will be necessary to hire sufficient staff to properly process the sign applications and ensure that there is sufficient staff to do the necessary inspections to ensure compliance with the Sign By-laws.

2. City Council direct the Chief Building Official, in consultation with the City Solicitor, to revoke all permits where there is clear evidence that signs have been erected in violation of the permit issued or where permits have been issued on the basis of false information.

3. City Council direct that the letter (August 29, 2007) from Mr. Rami Tabello regarding the interpretation of the City of Toronto Act, Section 110(1) with respect to advertising content, be referred to the City Solicitor for an interpretation as it relates to third party copy on first party signs.”

(September 10, 2007) Member Motion from Councillor Moscoe

Committee Recommendations

The North York Community Council recommends that City Council:

1. direct the Chief Building Official to:
 - a. investigate the specific sign locations provided by Mr. Rami Tabello in his letter dated August 29, 2007, and report back to the North York Community Council;
 - b. review the method by which sign permits in the North York District are issued in the North York District and recommend changes that will preserve the integrity of the bylaws and the permitting system; and
 - c. report on what increases to the permit fees will be necessary to hire sufficient staff to properly process the sign applications and ensure that there is sufficient staff to do the necessary inspections to ensure compliance with the Sign Bylaws;
2. direct the Chief Building Official, in consultation with the City Solicitor, to revoke all permits where there is clear evidence that signs have been erected in violation of the permit issued or where permits have been issued on the basis of false information; and
3. direct that the letter (August 29, 2007) from Rami Tabello regarding the interpretation of the City of Toronto Act, Section 110(1) with respect to advertising content, be referred to the City Solicitor for an interpretation as it relates to third party copy on first party signs.

Background Information

Billboard Signs

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6732.pdf>)

Additional Background Information (City Council)

- Communication (September 25, 2007) from the City Clerk ([NY8.60a](#))

Speakers

Rami Tabello, Illegal Signs.ca

NY8.61	NO AMENDMENT			Ward: 23
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Technical Amendment to Subsection 64.20-A RM6 (149) of former City of North York Zoning By-law No. 7625 - 1 & 3 Kenton Drive

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council amend North York Zoning By-law No. 7625, Subsection 64.20-A RM6 (149), substantially in accordance with the draft Zoning By-law Amendment attached to the Motion submitted by Councillor Filion, as Attachment No. 1.

2. City Council direct that no further notice be given with respect to the proposed by-law.

(September 10, 2007) Member Motion from Councillor Filion

Committee Recommendations

The North York Community Council recommends that City Council:

1. amend North York Zoning By-law No. 7625, Subsection 64.20-A RM6 (149), substantially in accordance with the draft Zoning By-law Amendment attached to the Motion submitted by Councillor Filion, as Attachment No. 1; and
2. direct that no further notice be given with respect to the proposed by-law.

Summary

By-law No. 78-2007, a by-law to amend former City of North York Zoning By-law No. 7625, as amended, with respect to lands municipally known as 1 and 3 Kenton Drive, was passed by Council on February 5, 6, 7 and 8, 2007 (North York Community Council Item 2.42).

Technical errors have been identified in this By-law that require correction. Passing a correcting by-law is urgent so as not to further delay Site Plan Approval and the issuance of a Building Permit.

The By-law permitted a Residential Care Facility with no more than 48 dwelling rooms, for occupancy by persons having symptoms of Alzheimer disease. A number of built form permissions were amended in order to accommodate development. The By-law was not appealed and came into effect on March 12, 2007.

By-law 78-2007 inadvertently omitted two adjustments to the as-of-right zoning provisions. First, there should be a requirement for a minimum of 400 m² of landscape open space. Second, Schedule RM6(149) to the By-law shows the permitted setbacks and at a point on the Bathurst Street frontage, the setback is shown as 2.11 metres, whereas the intended permitted setback was 0.89 metres. This error resulted from plans containing measurements in both metres and feet. City Planning supports these corrections.

Although the exception related to landscaping was omitted from the By-law, the amount of landscaping was correctly described and shown in the Staff Report relating to this matter, and its attachment. City Planning advises that the setback along the Bathurst Street frontage was never an issue for the community and at certain points, is as little as 0.34 metres from the lot line. Given the existing circumstances, a further amendment to North York Zoning By-law No. 7625 to permit a setback of 0.89 metres rather than 2.11 metres and a minimum landscape open space requirement of 400 m² is not a significant change from a planning perspective and City Planning, in consultation with the Legal Services Division, is satisfied that these by-law amendments are authorized by the above noted Item.

Background Information

Technical Amendment to Subsection 64.20-A RM6 (149) of the former City of North York
 Zoning By-law 7625 - 1 & 3 Kenton Drive
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6725.pdf>

NY8.62	REFERRED			Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Service Level Adjustments In North York Community Council Area

City Council Decision

This Item was ruled out of order at City Council on September 26 and 27, 2007, because it relates to the 2007 Operating Budget and consideration of budget matters is within the mandate of the Executive Committee and the Budget Committee. This Item was subsequently referred to the Executive Committee for consideration.

(September 10, 2007) Member Motion from Councillor Shiner

Committee Recommendations

The North York Community Council recommends that City Council:

1. direct the General Manager, Parks, Forestry and Recreation to cease the plan to close Community Centres in the North York District on Mondays, commencing September 17, 2007; and all programming scheduled on Mondays go on as previously scheduled;
2. direct the General Manager, Parks, Forestry and Recreation to cease with the plan to delay the opening of the City's outdoor artificial ice rinks in the North York District and recreational skate and shiny programs; and all programming commence on its regularly scheduled date; and
3. request the City Manager and the Budget Committee to find alternative cuts or revenue generation to prevent the closure of Community Centres on Mondays and the delay in the opening of artificial skating rinks.

Decision Advice and Other Information

A recorded vote on the Recommendations to City Council, was as follows:

For: Councillors Augimeri, Filion, Feldman, Jenkins, Minnan-Wong,
 Moscoe, Parker, Perruzza and Shiner

Against: Councillor Carroll

Absent: Councillor Stintz

Carried.

Summary

The North York Community Council discussed motions submitted by Councillor Shiner regarding service level adjustments in the North York Community Council area.

Additional Background Information (City Council)

- Communication (September 25, 2007) from the City Clerk ([NY8.62a](#))

Submitted Monday, September 10, 2007

Councillor Maria Augimeri, Chair, North York Community Council