
North York Community Council

Meeting No.	14	Contact	Francine Adamo, Committee Administrator
Meeting Date	Tuesday, April 8, 2008	Phone	416-395-7348
Start Time	9:30 AM	E-mail	nycc@toronto.ca
Location	Council Chamber, North York Civic Centre		

North York Community Council		
Councillor Maria Augimeri (Chair)	Councillor Mike Feldman	Councillor Howard Moscoe
Councillor Anthony Perruzza (Vice-Chair)	Councillor John Filion	Councillor John Parker
Councillor Shelley Carroll	Councillor Cliff Jenkins	Councillor David Shiner
	Councillor Denzil Minnan-Wong	Councillor Karen Stintz

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Declarations of Interest under the *Municipal Conflict of Interest Act*

Confirmation of Minutes - February 12, 2008

Schedule of Timed Items

9:45 a.m.	NY14.1 – NY14.3
10:00 a.m.	NY14.4 – NY14.8
10:15 a.m.	NY14.9 – NY14.11
10:30 a.m.	NY14.13 – NY14.15
10:45 a.m.	NY14.17 – NY14.20
11:00 a.m.	NY14.55
11:15 a.m.	NY14.56
11:30 a.m.	NY14.57
11:45 a.m.	NY14.58
12:00 p.m.	NY14.59
12:15 p.m.	NY14.60

NY14.1	ACTION	9:45 AM	Delegated	Ward: 10
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Encroachment Agreement Request - 1881 Steeles Avenue West

(March 3, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommend that the Encroachment application be approved, subject to the following conditions:

1. that the owner(s) maintain the parking lot by placing the excess snow on private property to the satisfaction of Transportation Services, North York District.
2. that the owner(s) enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
3. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
4. that no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal;
5. that the life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension, if requested by the applicant;
6. the indemnification to the City by the owner(s) of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require;

7. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards; and
8. the owner(s) pay the following fees:
 - a. Application Fee of \$463.31 (paid);
 - b. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.; and
 - c. One-time fee of \$441.25 plus G.S.T., totalling \$463.31.

Financial Impact

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

Summary

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

The purpose of this report is to consider a request by the owner(s) of 1881 Steeles Avenue West, being a local shopping centre zone (C2) for an encroachment agreement. The proposed encroachment consists of three sections of wrought iron fencing with concrete columns located on the City road allowance.

Background Information

Encroachment Agreement Request - 1881 Steeles Avenue West
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11465.pdf>

NY14.2	ACTION	9:45 AM	Delegated	Ward: 16
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Encroachment Agreement Request - 68 Brooke Avenue

(March 7, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommend that the Encroachment application be approved, subject to the following conditions:

1. that the owner(s) maintain the existing hedge located on the north side of the driveway to a height of no greater than 0.76 metre to the satisfaction of Transportation Services, North York District;

2. that the owner(s) enter into an Encroachment Agreement with the City, to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
3. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
4. that no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal;
5. that the life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension, if requested by the applicant;
6. the indemnification to the City by the owner(s) of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require;
7. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards; and
8. the owner(s) pay the following fees:
 - a. Application Fee of \$456.32 (paid);
 - b. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.; and
 - c. One-time fee of \$441.25 plus G.S.T., totalling \$463.31.

Financial Impact

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

Summary

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

The purpose of this report is to consider a request by the owner(s) of 68 Brooke Avenue, being a one-family detached dwelling third density zone (R3) for an encroachment agreement. The existing encroachments consist of a hedge, three trees and walkway with steps. The proposed encroachments consist of a wooden fence, a hedge, a tree, shrubs and perennial planting beds located on the City road allowance.

Background Information

Encroachment Agreement Request - 68 Brooke Avenue

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11462.pdf>

NY14.3	ACTION	9:45 AM	Delegated	Ward: 23
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Encroachment Agreement Request - 71 Cameron Avenue

(March 3, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommend that the Encroachment application be approved, subject to the following conditions:

1. that the owner(s) enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
2. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
3. that no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal;
4. that the life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension, if requested by the applicant;
5. the indemnification to the City by the owner(s) of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require;
6. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards;
7. the owner(s) pay the following fees:
 - a. Application Fee of \$456.32 (paid);
 - b. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.; and
 - c. One-time fee of \$441.25 plus G.S.T., totalling \$463.31.

Financial Impact

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

Summary

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

The purpose of this report is to consider a request by the owner(s) of 71 Cameron Avenue, being a one-family detached dwelling sixth density zone (R6) for an encroachment agreement. The existing encroachment consists of a wooden fence, walkway with steps, walkway and retaining wall located on the City road allowance.

Background Information

Encroachment Agreement Request - 71 Cameron Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11458.pdf>)

NY14.4	ACTION	10:00 AM	Delegated	Ward: 25
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Encroachment Agreement Request - 16 Aldershot Crescent

(March 12, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommend that the Encroachment application be approved, subject to the following conditions:

1. that the owner(s) enter into an Encroachment Agreement with the City, to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
2. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
3. that no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal;
4. that the life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension, if requested by the applicant;
5. the indemnification to the City by the owner(s) of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require;

6. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards; and
7. the owner(s) pay the following fees:
 - a. Application Fee of \$456.32 (paid);
 - b. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.; and
 - c. One-time fee of \$441.25 plus G.S.T., totalling \$463.31.

Financial Impact

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

Summary

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

The purpose of this report is to consider a request by the owner(s) of 16 Aldershot Crescent, being a one-family detached dwelling fourth density zone (R4) for an encroachment agreement. The encroachment consists of an existing wooden fence and a wrought iron fence located on the City road allowance.

Background Information

Encroachment Agreement Request - 16 Aldershot Crescent
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11461.pdf>

NY14.5	ACTION	10:00 AM	Delegated	Ward: 25
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Encroachment Agreement Request - 108 Braeside Road

(March 4, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommend that the Encroachment application be approved, subject to the following conditions:

1. that the owner(s) remove the two planter boxes to a distance of 2.13 metres from the city curb, to the satisfaction of Transportation Services, North York District;
2. that the owner(s) remove the drain pipe from the City road allowance, to the satisfaction of Transportation Services, North York District;

3. that the owner(s) enter into an Encroachment Agreement with the City, to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
4. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
5. that no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal;
6. that the life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension, if requested by the applicant;
7. the indemnification to the City by the owner(s) of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require;
8. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards; and
9. the owner(s) pay the following fees:
 - a. Application Fee of \$456.32 (paid);
 - b. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.; and
 - c. One-time fee of \$441.25 plus G.S.T., totalling \$463.31.

Financial Impact

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

Summary

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

The purpose of this report is to consider a request by the owner(s) of 108 Braeside Road, being a one-family detached dwelling third density zone (R3) for an encroachment agreement. The existing encroachment consists of walkways, landscaping, drainage pipe, two planter boxes and raised stone patio with stairs located on the City road allowance.

Background Information

Encroachment Agreement Request - 108 Braeside Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11464.pdf>)

NY14.6	ACTION	10:00 AM	Delegated	Ward: 25
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Encroachment Agreement Request - 346 Broadway Avenue

(February 28, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommend that the Encroachment application be approved, subject to the following conditions:

1. that the owner(s) remove two concrete blocks on the north side retaining wall and one concrete block on the south side retaining wall to the satisfaction of Transportation Services, North York District.
2. that the owner(s) enter into an Encroachment Agreement with the City, to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
3. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
4. that no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal;
5. that the life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension, if requested by the applicant;
6. the indemnification to the City by the owner(s) of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require;
7. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards;
8. the owner(s) pay the following fees:
 - a. Application Fee of \$456.32 (paid);

- b. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.; and
- c. One-time fee of \$441.25 plus G.S.T., totalling \$463.31.

Financial Impact

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

Summary

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

The purpose of this report is to consider a request by the owner(s) of 346 Broadway Avenue, being a one-family detached dwelling, seventh density zone (R7), for an encroachment agreement. The existing encroachments consist of concrete block retaining walls with guard and landscaping located on the City road allowance.

Background Information

Encroachment Agreement Request - 346 Broadway Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11466.pdf>

NY14.7	ACTION	10:00 AM	Delegated	Ward: 10
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Encroachment Agreement Request - 38 Silverton Avenue

(March 7, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommend that the Encroachment application be approved, subject to the following conditions:

1. that the owner(s) enter into an Encroachment Agreement with the City, to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
2. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
3. that no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal;
4. that the life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension, if requested by the applicant;

5. the indemnification to the City by the owner(s) of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require;
6. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards; and
7. the owner(s) pay the following fees:
 - a. Application Fee of \$456.32 (paid);
 - b. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.; and
 - c. One-time fee of \$441.25 plus G.S.T., totalling \$463.31.

Financial Impact

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

Summary

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

The purpose of this report is to consider a request by the owner(s) of 38 Silverton Avenue, being a one-family detached dwelling fourth density zone (R4) for an encroachment agreement. The existing encroachment consists of two cedar hedges and an interlocking brick walkway located on the City road allowance.

Background Information

Encroachment Agreement Request - 38 Silverton Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11463.pdf>

NY14.8	Information	10:00 AM	Delegated	Ward: 10
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Fence Exemption Request - 38 Silverton Avenue

(March 12, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommends that:

1. the fence exemption not be granted.

Financial Impact

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

Summary

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

The purpose of this Report is to consider a request by the owner(s) of 38 Silverton Avenue to be exempted from the City of Toronto Municipal Code, Chapter 447 – Fences, Section 447-2(B). This Section states that the maximum height of a fence in the front yard not within 2.4 metres of the property line can be 1.2 metres. This Section also states that a solid fence that restricts site lines within 2.4 metres of the front lot line can be a maximum of 1.0 metre.

The existing cedar tree fence is located in the front yard approximately 0.75 metre inside of the south property line. The cedar tree fence extends from the front of the house 9.14 metres to the property line and be 1.5 metres in height.

The cedar tree fence extends 2.4 metres further into the road allowance and is part of an encroachment application.

Background Information

Fence Exemption Request - 38 Silverton Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11473.pdf>)

NY14.9	ACTION	10:15 AM	Delegated	Ward: 10
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Fence Exemption Request - 8 Southgate Avenue

(March 12, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommends that:

1. the fence exemption not be granted.

Financial Impact

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

Summary

This staff report is about a matter that the Community Council has delegated authority to make

a final decision, provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this Report is to consider a request by the owner(s) of 8 Southgate Avenue to be exempted from the City of Toronto Municipal Code, Chapter 447 – Fences, Section 447-2(B). This Section states that the maximum height of a fence in the front yard not within 2.4 metres of the property line can be 1.2 metres. This Section also states that a solid fence that restricts site lines within 2.4 metres of the front lot line can be a maximum of 1.0 metre.

The proposed combination of cedar trees and ornamental wooden screen fence will be located in the front yard on the inside of the west property line. The cedar trees and ornamental wooden screen fence will extend from the front of the house 6.09 metres and be 1.82 metres in height.

Background Information

Fence Exemption Request - 8 Southgate Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11520.pdf>)

NY14.10	ACTION	10:15 AM	Delegated	Ward: 23
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Fence Exemption Request - 52 Gwendolen Crescent

(March 13, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommends that:

1. the fence exemption not be granted.

Financial Impact

There is no financial impact anticipated in this report.

Summary

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

The purpose of this report is to consider a request by the owner(s) of 52 Gwendolen Crescent, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the rear or side yard is 2 metres.

The exemption request is for an existing section of board on board wood fence in the rear yard of 52 and along the side yard/front entrance of 54 Gwendolen Crescent. The fence is 9.14 metres in length and 2 metres in height. The grade on 54 is 0.48 metres lower over the length of the fence making the effective height of the fence 2.48 metres from that side. Because of this difference in grade, the maximum permitted height of the fence is 1.76 metres. This measurement is obtained by measuring the average grade level one metre away and perpendicular to either side of the fence.

Background Information

Fence Exemption Request - 52 Gwendolen Crescent

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11522.pdf>

NY14.11	ACTION	10:15 AM	Delegated	Ward: 23
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Fence Exemption Request - 229 Betty Ann Drive

(March 13, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommends that:

1. the fence exemption not be granted.

Financial Impact

There is no financial impact anticipated in this report.

Summary

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

The purpose of this report is to consider a request by the owner(s) of 229 Betty Ann Drive, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the front yard not within 2.4 metres of the front lot line can be 1.2 metres. Within 2.4 metres of the front lot line the maximum height can be 1.2 metres provided it is open mesh chain link or an equivalent that does not restrict sight lines otherwise the maximum height of the fence can be 1 metre. This section further states that the maximum height for any other fence is 2 metres.

The exemption request is for an existing trellis structure located along the west property line in the front yard. As such it meets the definition for a fence since it is located along the property line and partially screens the front yard. Briefly, it consists of two posts and a supporting frame upon which an open mesh lattice has been installed. It is approximately 2.5 metres in length and ranges in height from 1.7 to 1.9 metres. It is approximately 3 metres from the building face and 9.5 metres from the curb face and 1.2 metres from the property line.

Background Information

Fence Exemption Request - 229 Betty Ann Drive

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11521.pdf>

NY14.12	Information			Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Residential and Commercial Encroachments

(February 26, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

The Municipal Licensing and Standards Division recommends that:

1. this Report be received for information purposes.

Financial Impact

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

Summary

The North York Community Council requested a report on the rationale for the existing Encroachment Policy for the North York Community Council area as it relates to renewal periods established for residential and commercial encroachments.

Background Information

Residential and Commercial Encroachments

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11551.pdf>)

NY14.13	ACTION	10:30 AM	Delegated	Ward: 26
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Sign Variance Request - 62 Laird Drive, Unit 3

(March 14, 2008) Report from Director of Building and Deputy Chief Building Official

Recommendations

Toronto Building North York Division recommends that:

1. the request for variance be refused.

Financial Impact

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

Summary

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

The purpose of this report is to review and make recommendations on a request by Christopher Saclayan of Daniel Johnson Architect, on behalf of Starbucks Coffee Company, for approval of a variance from former Borough of East York Sign By-law No. 64-87, as amended, to erect one

(1) facial illuminated wall sign, located on the ground floor of the one storey building on the north elevation at 62 Laird Drive.

Background Information

Sign Variance Request - 62 Laird Drive, Unit 3

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11615.pdf>)

NY14.14	ACTION	10:30 AM	Delegated	Ward: 26
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Sign Variance Request - 65 Wicksteed Avenue, Unit F

(March 14, 2008) Report from Director of Building and Deputy Chief Building Official

Recommendations

Toronto Building, North York Division recommends that:

1. the request for variances be approved; and
2. the applicant be advised on approval of the variances of the requirement to obtain the required permits.

Financial Impact

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

Summary

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

The purpose of this report is to review and make recommendations on a request by Svetlana Levant of Permit World on behalf of Noble Cherry Development Limited for variances from the former Borough of East York Sign By-law No. 64-87, as amended, to permit three illuminated projecting wall signs for the Urban Barn retail store at 65 Wicksteed Avenue.

Background Information

Sign Variance Request - 65 Wicksteed Avenue, Unit F

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11616.pdf>)

(Deferred from January 15, 2008 Meeting – NY12.8)

NY14.15	ACTION	10:30 AM	Delegated	Ward: 10
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Sign Variance Request - 3854 Bathurst Street

(November 10, 2007) Report from Director of Building & Chief Building Official

Recommendations

Toronto Building North York Division recommends that:

1. the request for variance be refused for the reasons outlined in this report.

Financial Impact

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

Summary

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

The purpose of this report is to review and make recommendations on a request by Roy Dzeko of CBS Outdoor Company, on behalf of the owner of the building, for approval of a variance from the former City of North York Sign By-law No. 30788, as amended, to install a 10 ft. x 20 ft. single face panel off premise roof sign.

Background Information

Sign Variance Request - 3854 Bathurst Street

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11369.pdf>

Communications

(November 22, 2007) e-mail from Alison Gorbould (NY.Main.NY14.15.1)

(November 23, 2007) e-mail from Raj Bharati (NY.Main.NY14.15.2)

(November 25, 2007) e-mail from Sara Lipson (NY.Main.NY14.15.3)

(November 24, 2007) e-mail from David Nichol (NY.Main.NY14.15.4)

(November 26, 2007) e-mail from Roy Dzeko (NY.Main.NY14.15.5)

(January 13, 2008) e-mail from Shayla Duval (NY.Main.NY14.15.6)

(January 14, 2008) e-mail from Roy Dzeko, CBS Outdoor (NY.Main.NY14.15.7)

NY14.16	Information			Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Process for Removal of Illegal Signs in North York

(March 10, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

The Municipal Licensing and Standards Division recommends that:

1. this report be received for information purposes.

Financial Impact

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

Summary

The purpose of this Report is to provide an overview of the Municipal Licensing and Standards Division involvement in the enforcement of various sign regulations in the North York District.

Background Information

Process for Removal of Illegal Signs in North York

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11645.pdf>)

NY14.17	ACTION	10:45 AM	Delegated	Ward: 16
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Request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit a front yard parking pad at 121 Castlewood Road

(February 15, 2008) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

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

Financial Impact

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

Summary

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

To report on a request for an exemption from Chapter 918 of the City of Toronto Municipal Code, to permit a front yard parking pad at 121 Castlewood Road which does not meet the requirements of the Code. As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Background Information

Parking Pad - 121 Castlewood Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11577.pdf>)

Parking Pad - 121 Castlewood Road Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11578.pdf>)

NY14.18	ACTION	10:45 AM	Delegated	Ward: 16
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Request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit a front yard parking pad at 156 Roe Avenue

(February 15, 2008) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

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

Financial Impact

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

Summary

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

To report on a request for an exemption from Chapter 918 of the City of Toronto Municipal Code, to permit a front yard parking pad at 156 Roe Avenue which does not meet the requirements of the Code. As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Background Information

Parking Pad - 156 Roe Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11553.pdf>)

Parking Pad - 156 Roe Avenue Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11558.pdf>)

NY14.19	ACTION	10:45 AM	Delegated	Ward: 16
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Request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit a front yard parking pad at 229 Glengrove Avenue West

(February 15, 2008) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

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

Financial Impact

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

Summary

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

To report on a request for an exemption from Chapter 918 of the City of Toronto Municipal Code, to permit a front yard parking pad at 229 Glengrove Avenue West which does not meet the requirements of the Code. As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Background Information

Parking Pad - Glengrove Avenue W.

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11556.pdf>)

Parking Pad - 229 Glengrove Avenue W. Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11557.pdf>)

NY14.20	ACTION	10:45 AM	Delegated	Ward: 16
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Request for an exemption from Chapter 313 of the former City of Toronto Municipal Code to permit a 1.5 m high retaining wall and railing at 122 Heddington Avenue

(February 15, 2008) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. the application for the railing surmounted on the retaining wall be denied as the proposal does not comply with the requirements of the Municipal Code.

Financial Impact

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

Summary

This staff report is about a matter for which Community Council has delegated authority to make a final decision.

To report on a request for an exemption from Chapter 313 of the former City of Toronto Municipal Code, to permit maintenance of a railing surmounted on a retaining wall at 122 Heddington Avenue which does not meet the requirements of the Code. As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Background Information

Retaining Wall & Railing - 122 Heddington Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11569.pdf>)

Retaining Wall & Railing - 122 Heddington Avenue Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11570.pdf>)

NY14.21	ACTION		Delegated	Ward: 8
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Parking Prohibitions - Vanley Crescent

(March 4, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. Schedule X of By-law No. 31001, of the former City of North York, permitting 60 minute parking on the south side of Vanley Crescent, from a point 92 metres east of the easterly limit of Chesswood Drive to a point 170 metres south of the southerly limit of Chesswood Drive, be deleted;
2. Schedule X of By-law No. 31001, of the former City of North York, be amended to implement 60 minute permitted parking on the south side of Vanley Crescent, from Chesswood Drive (south leg) to a point 50 metres east;
3. Schedule X of By-law No. 31001, of the former City of North York, be amended to implement 60 minute permitted parking on the south side of Vanley Crescent, from a point 92 metres east of Chesswood Drive (south leg) to a point 170 metres south of Chesswood Drive (north leg); and
4. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the south side of Vanley Crescent, from a point 50 metres east of Chesswood Drive (south leg) to a point 40 metres east.

Financial Impact

All costs associated with amendments to the parking regulations are included within the Transportation Services Division's 2008 Operating Budget estimates.

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 the City policy or by-laws.

To obtain the approval of North York Community Council to implement parking prohibitions on the south side of Vanley Crescent, in front of 5 Vanley Crescent.

The installation of the parking prohibitions will address the area businesses' concern pertaining to access/egress.

Background Information

Parking Prohibitions - Vanley Crescent

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11581.pdf>)

Parking Prohibitions - Vanley Crescent Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11582.pdf>)

NY14.22	ACTION		Delegated	Ward: 9
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40 km/h Speed Zone - Markay Street & Charrington Crescent

(March 3, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. By-law No. 31878, of the former City of North York, be amended by designating Markay Street, from the south limit of Spenvally Drive to the south limit of Markay Street, as a 40 km/h speed limit zone; and
2. By-law No. 31878, of the former City of North York, be amended by designating Charrington Crescent, from the west limit of Markay Street (north leg) to the west limit of Markay Street (south leg), as a 40 km/h speed limit zone.

Financial Impact

All costs associated with the implementation of a 40 km/h speed limit on Markay Street and Charrington Crescent are included within the Transportation Services Division's 2008 Operating Budget estimates.

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 the City policy or by-laws.

To obtain approval to introduce a speed limit of 40 km/h on Markay Street and Charrington Crescent.

Background Information

Speed Zone - Markay St. & Charrington Cres.

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11605.pdf>)

Speed Zone - Markay St. & Charrington Cres. Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11606.pdf>)

Speed Zone - Markay St. & Charrington Cres. Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11688.pdf>)

NY14.23	ACTION		Delegated	Ward: 9
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Parking Prohibitions - Highview Avenue

(March 4, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the “No Parking Anytime” prohibitions on the west side of Highview Avenue, from the southerly limit of Wilson Avenue to a point 140 metres southerly thereof; and
2. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the west side of Highview Avenue, from Wilson Avenue to a point 158 metres south.

Financial Impact

All costs associated with the installation of the parking regulations are included within the Transportation Services Division’s 2008 Operating Budget estimates.

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 the City policy or by-laws.

To obtain approval to extend the parking prohibitions on the west side of Highview Avenue, to include 24 Highview Avenue.

The implementation of the parking prohibitions will address a resident's concerns regarding vehicles continually parked in front of 24 Highview Avenue.

Background Information

Parking Prohibitions - Highview Avenue

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11547.pdf>

Parking Prohibitions - Highview Avenue Map Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11548.pdf>

NY14.24	ACTION		Delegated	Ward: 15
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Parking Regulation Amendment - Whitmore Avenue

(March 12, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. By-law Nos. 196-84 and 2958-94, of the former City of York , be amended to delete the No Parking, 9:00 a.m. to 4:00 p.m., Monday to Friday, Anytime, from the 16th day of each month to the last day of each month, April 1st to November 30th inclusive, on the north side of Whitmore Avenue, between Dufferin Street and Locksley Avenue.

Financial Impact

All costs associated with amendments to the parking regulations on Whitmore Avenue, from Dufferin Street to Locksley Avenue are included within the Transportation Services Division’s 2008 Operating Budget estimates.

Summary

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

To obtain approval to amend the existing parking regulations on the north side of Whitmore Avenue, between Dufferin Street and Locksley Avenue, in order to facilitate parking for maximum periods of three hours.

The parking regulation amendments will address the residents’ request for short-term on-street parking.

Background Information

Parking Regulations Amendment - Whitmore Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11575.pdf>
 Parking Regulations Amendment - Whitmore Avenue Map Attachment 1
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11576.pdf>

NY14.25	ACTION			Ward: 15
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All-Way Stop Control - Jesmond Avenue at Robina Avenue

(March 3, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services, North York District recommends that:

1. the installation of an all-way stop control at the intersection of Jesmond Avenue and Robina Avenue not be implemented.

Financial Impact

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

Summary

To deny the request to install an all-way stop control at the intersection of Jesmond Avenue and Robina Avenue.

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

Background Information

All-Way Stop Control - Jesmond Avenue at Robina Ave

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11535.pdf>)

All-Way Stop Control - Jesmond Avenue at Robina Avenue Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11536.pdf>)

NY14.26	ACTION		Delegated	Ward: 15
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Installation of an On-Street Parking Space for Persons with Disabilities - Blandford Street

(March 4, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. one on-street parking space for persons with disabilities be established on the east side of Blandford Street, between a point 75 metres north of Rogers Road and a point 5.5 metres further north thereof.

Financial Impact

All costs associated with the installation of the on-street disabled person's parking space on Blandford Street are included within the Transportation Services Division's 2008 Operating Budget estimates.

Summary

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

To obtain approval to install a disabled persons' parking space adjacent to 19 Blandford Street.

The installation of the disabled persons' parking space will address the needs of the residents of 19 Blandford Street, while only reducing the available on-street parking by one space.

Background Information

On-Street Parking Space for Persons with Disabilities - Blandford Street

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11545.pdf>)

On-Street Parking Space for Persons with Disabilities - Blandford Street Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11546.pdf>)

NY14.27	ACTION		Delegated	Ward: 15
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School Zone Review - Briar Hill Avenue - Briar Hill Junior School

(March 12, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended to delete the No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday, Except Public Holidays prohibition on the north side of Briar Hill Avenue, from a point 30 metres east of Dufferin Street and a point 36 metres east thereof;
2. Municipal Code 997, Schedule 'A' of the former City of York, be amended by deleting the School Bus Loading Zone, on the north side of Briar Hill Avenue, from a point 66 metres east of Dufferin Street to a point 15 metres easterly thereof;
3. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by installing a No Stopping, 8:00 a.m. to 9:30 a.m. and 2:30 p.m. to 4:00 p.m., Monday to Friday prohibition on the south side of Briar Hill Avenue, from Dufferin Street to a point 145 metres east;
4. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by installing 15 minute Permitted Parking from 8:00 a.m. to 4:00 p.m., Monday to Friday restriction on the north side of Briar Hill Avenue, from a point 30 metres east of Dufferin Street to a point 66 metres east; and
5. Municipal Code 997, Schedule 'A', of the former City of York, be amended by adding a School Bus Loading Zone on the north side of Briar Hill Avenue, from a point 66 metres east of Dufferin Street to a point 35 metres east.

Financial Impact

All costs associated with the amendment of the parking and stopping prohibitions on Briar Hill Avenue are included within the Transportation Services Division's 2008 Operating Budget estimates.

Summary

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

To obtain approval to amend the existing parking and stopping restrictions on the north and south sides of Briar Hill Avenue, in the vicinity of Briar Hill Public School.

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

Background Information

School Zone Review - Briar Hill Avenue - Briar Hill Junior School

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11583.pdf>)

School Zone Review - Briar Hill Avenue - Briar Hill Junior School Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11584.pdf>)

School Zone Review - Briar Hill Avenue - Briar Hill Junior School Map Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11585.pdf>)

NY14.28	ACTION			Ward: 15
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Turn Restrictions - Corona Street at Lawrence Avenue West

(March 4, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. the existing eastbound right turn prohibition at Corona Street and Lawrence Avenue West, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday, except Public Holidays, be amended to exempt buses; and
2. the existing westbound left turn prohibition at Corona Street and Lawrence Avenue West, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday, except Public Holidays, be amended to exempt buses.

Financial Impact

All costs associated with the amendments to the turn restrictions are included within the Transportation Services Division's 2008 Operating Budget estimates.

Summary

To obtain approval to amend turn restrictions at the intersection of Corona Street and Lawrence Avenue West.

The amendments to the existing turn restrictions will address the concerns of the administration of St. Charles Catholic School, with regards to the routing of the school buses to the school.

Background Information

Turn Restrictions - Corona St. at Lawrence Ave. W

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11603.pdf>)

Turn Restrictions - Corona St. at Lawrence Ave. W. Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11604.pdf>)

NY14.29	ACTION		Delegated	Ward: 16
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Parking Regulations - Fairlawn Avenue, Bathurst Street to Barse Street

(March 12, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday, prohibition on the north side of Fairlawn Avenue, from Bathurst Street to a point 63 metres east; and
2. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the north side of Fairlawn Avenue, from Bathurst Street to Barse Street.

Financial Impact

All costs associated with the amendments of the parking regulations are included within the Transportation Services Division's 2008 Operating Budget estimates.

Summary

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

To obtain approval to amend parking prohibitions on the north side of Fairlawn Avenue, between Bathurst Street and Barse Street.

The amendment to the parking prohibitions will address the resident's concerns with respect to excessive on-street parking occurring on the north side of the roadway.

Background Information

Parking Regulations - Fairlawn Avenue, Bathurst Street to Barse Street

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11586.pdf>

Parking Regulations - Fairlawn Avenue, Bathurst Street to Barse Street Map Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11587.pdf>

NY14.30	ACTION		Delegated	Ward: 16
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40 km/h Speed Zone - Carmichael Avenue, Bathurst Street to Allard Avenue

(March 12, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. that the regulatory speed limit on Carmichael Avenue, from Bathurst Street to Allard Avenue not be reduced from 50 km/h to 40 km/h.

Financial Impact

There are no financial implications associated with receipt of this report.

Summary

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

To deny the request to reduce the speed limit on Carmichael Avenue, from Bathurst Street to Allard Avenue, to 40 km/h.

The existing traffic and roadway conditions do not warrant the introduction of a 40 km/h speed limit.

Background Information

40 km/h Speed Zone - Carmichael Avenue, Bathurst Street to Allard Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11590.pdf>)

40 km/h Speed Zone - Carmichael Avenue, Bathurst Street to Allard Avenue Map Attachment

1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11591.pdf>)

NY14.31	ACTION			Ward: 16
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Stopping Prohibitions - Lawrence Avenue West – Elm Road to Rosewell Avenue

(March 3, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. the No Parking Anytime prohibition on the north side of Lawrence Avenue West, between Rosewell Avenue and Elm Road, be deleted;
2. the No Stopping, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., except Saturdays, Sundays and Public Holidays, prohibition on the north side of Lawrence Avenue West between, Bathurst Street and the east limit of the City of Toronto, be deleted;
3. stopping be prohibited from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., except Saturdays, Sundays and Public Holidays, on the north side of Lawrence Avenue West, between Bathurst Street and Rosewell Avenue;

4. stopping be prohibited at anytime on the north side of Lawrence Avenue West, between Rosewell Avenue and Elm Road;
5. stopping be prohibited from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday except Public Holidays, on the north side of Lawrence Avenue, between Elm Road and a point approximately 37 metres west of Wanless Crescent (east leg); and
6. stopping be prohibited from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday except Public Holidays, on the south side of Lawrence Avenue, between Bathurst Street and a point approximately 39 metres west of Wanless Crescent (east leg).

Financial Impact

All costs associated with the amendment of the stopping regulations are included within the Transportation Services Division's 2008 Operating Budget estimates.

Summary

To obtain approval to prohibit stopping at anytime on the north side of Lawrence Avenue West, from Rosewell Avenue to Elm Road.

The installation of the stopping prohibitions will address the concerns of area business people pertaining to traffic congestion on the north side of Lawrence Avenue West.

Background Information

Stopping Prohibitions - Lawrence W. - Elm Rd. to Rosewell Ave
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11610.pdf>

Stopping Prohibitions - Lawrence W. - Elm Rd. to Rosewell Ave Map Attach 1
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11611.pdf>

NY14.32	ACTION			Ward: 23, 24
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Installation of Traffic Control Signals - Yonge Street at 5791 Yonge Street/5800 Yonge Street

(March 4, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. traffic control signals be installed at the intersection of Yonge Street and the driveways to 5791 Yonge Street and 5800 Yonge Street.

Financial Impact

All costs associated with the installation of traffic control signals at the intersection of Yonge Street and the driveways to 5791 Yonge Street/5800 Yonge Street, estimated at \$150,000.00, are to be borne by the developer, Luxe Residences Inc.

Summary

To obtain approval for the installation of traffic control signals at the intersection of Yonge Street and the driveways to 5791 Yonge Street and 5800 Yonge Street.

The installation of traffic control signals at this location will satisfy conditions of approval of the development at 5791 Yonge Street while providing a safe environment for both vehicular and pedestrian traffic.

Background Information

Installation of Traffic Control Signals - Yonge Street at 5791 Yonge Street/5800 Yonge Street
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11571.pdf>)

Installation of Traffic Control Signals - Yonge Street at 5791 Yonge Street/5800 Yonge Street
Map Attachment 1
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11572.pdf>)

NY14.33	ACTION			Ward: 25
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Stopping Prohibitions - Blythwood Road

(March 4, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services, North York District recommends that:

1. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the parking prohibition on the north side of Blythwood Road, from the westerly limit of Bayview Avenue to the westerly limit of the former City of North York;
2. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the parking prohibition on the south side of Blythwood Road, from a point 15 metres west of the westerly limit of Lauren Court to the westerly limit of Lot 1, R.P.M. 734;
3. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by prohibiting parking at anytime on the south side of Blythwood Road, from the west limit of Daneswood Road to a point 65 metres westerly thereof;
4. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by prohibiting parking at anytime on the north side of Blythwood Road, from the west limit of Daneswood Road to the west limit of the former City of North York;
5. Schedule IX of By-law No. 31001, of the former City of North York, be amended by deleting the stopping prohibition on the south side of Blythwood Road, from the westerly limit of Bayview Avenue to a point 15 metres west of the westerly limit of Lauren Court; and

6. Schedule IX of By-law No. 31001, of the former City of North York, be amended by prohibiting stopping at anytime on both sides of Blythwood Road, from the west limit of Bayview Avenue to the west limit of Daneswood Road.

Financial Impact

All costs associated with the installation of stopping prohibitions on Blythwood Avenue are included within the Transportation Services Division's 2008 Operating Budget estimates.

Summary

To obtain approval to prohibit stopping on Blythwood Road, west of Bayview Avenue.

The implementation of stopping prohibitions on both sides of Blythwood Road, from Bayview Avenue to Daneswood Road, will address concerns regarding the safe flow of two-way traffic.

Background Information

Stopping Prohibitions - Blythwood Road

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11573.pdf>

Stopping Prohibitions - Blythwood Road Map Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11574.pdf>

NY14.34	ACTION		Delegated	Ward: 26
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Installation of an On-Street Parking Space for Persons with Disabilities - Lea Avenue

(March 12, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. the existing parking prohibitions on the north side of Lea Avenue, between Randolph Road and a point 49 metres east of Randolph Road, be deleted;
2. parking be prohibited at anytime on the north side of Lea Avenue, from the east limit of Randolph Road to a point 22 metres east;
3. a designated on-street parking space for persons with disabilities be established on the north side of Lea Avenue, between a point 22 metres east of Randolph Road and a point 28 metres east of Randolph Road; and
4. parking be prohibited at anytime on the north side of Lea Avenue, from a point 28 metres east of Randolph Road to a point 49 metres east of Randolph Road.

Financial Impact

All costs associated with the installation of the on-street disabled persons' parking space at 127 Randolph Road are included within the Transportation Services Division's 2008 Operating Budget estimates.

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 the City policy or by-laws.

To obtain approval to install an on-street disabled persons' parking space on Lea Avenue, adjacent to 127 Randolph Road.

The introduction of the disabled persons' parking space will address the distinct needs of the residents of 127 Randolph Road.

Background Information

Installation of an On-Street Parking Space for Persons with Disabilities - Lea Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11579.pdf>)

Installation of an On-Street Parking Space for Persons with Disabilities - Lea Avenue Map

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11580.pdf>)

NY14.35	ACTION		Delegated	Ward: 34
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Removal of Parking Restrictions - Chipping Road

(March 4, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking, 8:00 a.m. to 8:00 p.m., Monday to Friday, prohibitions on both sides of Chipping Road, from a point 30 metres east of the easterly limit of Don Mills Road to the easterly limit of Crossburn Drive.

Financial Impact

All costs associated with the amendment of the parking restrictions are included within the Transportation Services Division's 2008 Operating Budget estimates.

Summary

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

To obtain approval to remove the daily parking restrictions on both sides of Chipping Road, east of Don Mills Road.

Removal of the parking restrictions on Chipping Road will address the residents' request for on-street daytime parking.

Background Information

Parking Restrictions - Chipping Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11588.pdf>)

Parking Restrictions - Chipping Road Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11589.pdf>)

NY14.36	ACTION		Delegated	Ward: 34
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School Zone Review - Mallow Road - La Citadelle Academy

(March 4, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. Schedule IX of By-law No. 31001, of the former City of North York, be amended by deleting the No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday, prohibition on the south side of Mallow Road, from The Donway East to Thorn Lane;
2. Schedule IX of By-law No. 31001, of the former City of North York, be amended by installing a No Stopping, 8:00 a.m. to 5:00 p.m., Monday to Friday, prohibition on the north side of Mallow Road, from The Donway East to Thorn Lane; and
3. Schedule IX of By-law No. 31001, of the former City of North York, be amended by installing a No Stopping, 8:00 a.m. to 5:00 p.m., Monday to Friday, prohibition on the south side of Mallow Road, from The Donway East to a point 70 metres east thereof.

Financial Impact

All costs associated with the amendments to the parking regulations on Mallow Road are included within the Transportation Services Division's 2008 Operating Budget estimates.

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 the City policy or by-laws.

To obtain approval to amend the parking/stopping regulations on Mallow Road in the vicinity of La Citadelle Academy.

The amendments to the parking/stopping regulations on Mallow Road will address concerns related to student pick-up and drop-off activities in front of the school.

Background Information

School Zone Review - Mallow Road - La Citadelle Academy

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11541.pdf>)

School Zone Review - Mallow Road - La Citadelle Academy Map Attachment 1
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11542.pdf>

NY14.37	ACTION			Ward: 34
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Stopping Prohibitions - Railside Road

(March 4, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. Schedule X of By-law No. 31001, of the former City of North York, be amended to delete the permitted parking for maximum periods of 60 minutes on the west, south and east sides of Railside Road, from its intersection with Lawrence Avenue East and Underhill Drive to its intersection with Lawrence Avenue East and Curlew Drive;
2. Schedule X of By-law No. 31001, of the former City of North York, be amended to permit parking for maximum periods of 60 minutes on the west, south and east sides of Railside Road, from the south limit of Lawrence Avenue East (west leg) to a point 568 metres south of Lawrence Avenue East (east leg);
3. Schedule X of By-law No. 31001, of the former City of North York, be amended to permit parking for maximum periods of 60 minutes on the east side of Railside Road, from the south limit of Lawrence Avenue East (east leg) to a point 490 metres south; and
4. Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit stopping at anytime on the east side of Railside Road, from a point 490 metres south of Lawrence Avenue East (east leg) to a point 78 metres south.

Financial Impact

All costs associated with the installation of stopping prohibitions on Railside Road are included within the Transportation Services Division's 2008 Operating Budget estimates.

Summary

To obtain approval to prohibit stopping at anytime on the east side of Railside Road adjacent to No. 71.

The installation of stopping prohibitions will address concerns related to obstructed access for trucks at 71 Railside Road caused by vehicles parked on the road.

Background Information

Stopping Prohibitions - Railside Road

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11559.pdf>

Stopping Prohibitions - Railside Road Map Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11560.pdf>

NY14.38	Information			Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Snow Clearing - North York District

(March 17, 2008) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. this report be received for information.

Summary

To report on a request to provide an update on the progress of snow clearing in the North York District area including a summary of complaints received to date.

Background Information

Snow Clearing - North York District

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11660.pdf>

Snow Clearing - North York District - Conditions for Winter Maintenance Operations

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11661.pdf>

Snow Clearing - North York District - Removal Guidelines

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11662.pdf>

NY14.39	ACTION		Delegated	Ward: 25
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Naming of Proposed Private Lane - 939 Lawrence Avenue East - Shops at Don Mills

(March 17, 2008) Report from City Surveyor

Recommendations

The City Surveyor recommends that, subject to City Council granting an exception to its policy of avoiding similar sounding names:

1. the name “Marie Labatte Road” be approved to identify the proposed private lane at 939 Lawrence Avenue East, extending southerly from The Donway West, subject to the concurrence of a family member; and
2. the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of a naming by-law.

Financial Impact

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

Summary

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

This report recommends that subject to City Council approval, the proposed private lane at 939 Lawrence Avenue East, extending southerly from The Donway West be named “Marie Labatte Road

Background Information

Naming of Proposed Private Lane - 939 Lawrence Avenue East - Shops at Don Mills
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11614.pdf>)

NY14.40	ACTION			Ward: 24, 26, 34
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Designation of Fire Routes and Amendment to Chapter 880 - Fire Routes

(March 12, 2008) Report from Toronto Fire Services

Recommendations

Toronto Fire Services recommends that:

1. 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 be designated as fire routes pursuant to Municipal Code Chapter 880- Fire Routes – 23, 25, 27 Elkhorn Drive, 16 Dallimore Circle, 20 Burkebrook Place; and
2. City Council authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

Financial Impact

There are no financial implications associated with this report.

Summary

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

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

Background Information

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

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11467.pdf>)

Designation of Fire Routes and amendment to Chapter 880 - Draft By-law

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11468.pdf>)

NY14.41	ACTION			Ward: 23, 33
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Requests for Endorsement of Events for Liquor Licensing Purposes

Summary

Seeking Council's endorsement of various events for liquor licencing purposes.

41a 2008 Hispanic Fiesta

(April 8, 2008) Member Motion from Councillor Palacio

Recommendations

That the North York Community Council, for liquor licensing purposes, declare the Hispanic Fiesta to be held on August 29, 30, 31, and September 1, 2008 in Mel Lastman Square from 3:00 P.M. to 11:00 P.M., to be an event of municipal significance and that the Alcohol and Gaming Commission of Ontario be advised that it has no objection to it taking place.

Summary

Hispanic Fiesta will be taking place on August 29, 30, 31, and September 1, 2008 in Mel Lastman Square.

This annual event is a celebration of culture, food and music.

Background Information

Declare an Event of Municipal Significance - 2008 Hispanic Fiesta

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11395.pdf>)

41b Request for Extension of Existing Liquor Licence for Community Event - The 12th Annual ACC (Armenian Community Centre) Summerfest

(February 20, 2008) Letter from Harmik Ghalustians, Manager, Armenian Community Centre

Summary

Request by the Manager, Armenian Community Centre for an extension of the existing liquor license for The 12th Annual ACC (Armenian Community Centre) Summerfest being held on Friday, July 11, 2008 from 5:00 p.m. to 2:00 a.m.; Saturday, July 12, 2008 from 4:00 p.m. to 2:00 a.m.; and Sunday, July 13, 2008 from 5:00 p.m. to 1:00 a.m.

NY14.42	ACTION			Ward: 26
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Community Festival Permit Application - Cypriot Community of Toronto Inc. - Cultural and Wine Festival - June 21 and 22, 2008

(March 12, 2008) Report from City Clerk

Recommendations

The City Clerk recommends that:

1. City Council deem the Cultural and Wine Festival to be held on Saturday, June 21, 2008 and Sunday, June 22, 2008, and hosted by the Cypriot Community of Toronto Inc., a Community Festival; and
2. City Council sanction and grant the Community Festival Permit for the Cultural and Wine Festival to Cypriot Community of Toronto Inc., subject to the following terms and conditions:
 - a. Section 3.2 (f) of the former Borough of East York By-law No. 67-95 regarding security provisions to the Community Festival Permit be waived provided that the Cypriot Community of Toronto Inc. provides approximately five to ten security officers from their membership who will oversee the security for the Cultural and Wine Festival;
 - b. the applicant shall be responsible for arranging the private collection and disposal of all waste generated from the Cultural and Wine Festival;
 - c. where the festival takes place outdoors, the applicant shall ensure that adequate containers are provided to control litter and that the containers are emptied on a regular basis to ensure that litter does not become a problem on the permitted or surrounding properties;
 - d. for any portion of the event to be held outdoors, the applicant shall ensure that there is provision of barriers for liquor control, portable washrooms and increased security;
 - e. the applicant comply with the following requirements of Toronto Building, North York District:
 - i. drawings in duplicate must be submitted to the Building Division at the North York Civic Centre, 5100 Yonge Street and a building permit must be obtained, for the installation of any tents and the construction of the stage for the orchestra, prior to the actual installation/construction; as for the stage, a building permit would be required if the stage is more than 2 feet above adjacent ground and is more than 10 m² in area;
 - ii. drawings must indicate the size and location of the tent with distances from the property lines and other buildings;

- iii. details of the tent and its material must be submitted, as per Attachment 1 to this report;
 - iv. the drawings must also show the size of the stage platform, the structural framing and its support, steps, guards and handrails; and
 - v. a qualified professional engineer and/or a qualified designer may be required to provide the design, as per Attachment 1 to this report;
- f. the applicant comply with the following requirements of the Municipal Licensing & Standards Division, North York District:
- i. the sound emitted from any equipment shall not exceed an equivalent sound level (Leq) of 85 dBA when measured 20 metres from the source over a five minute period;
 - ii. where the sound level exceeds 85 dBA, the applicant shall comply with any request made by an officer of the Toronto Police Service or a Municipal Standards Officer of the Municipal Licensing & Standards Division with respect to the volume of sound from the equipment to ensure compliance with Toronto Municipal Code, Chapter 591 – Noise, subsection D(1);
 - iii. no sound other than the equipment approved under the permit shall be used by the applicant;
 - iv. the event or activity shall be restricted to the approved location;
 - v. the permission granted is for the date and times for the event or activity as set out in the permit; and
 - vi. the Executive Director, Municipal Licensing and Standards Division, grant an exemption to the Toronto Municipal Code, Chapter 591 – Noise, to permit the amplification of sound or playing of music until 2:00 a.m. on June 21, 2008; and 1:00 a.m. on June 22, 2008, on the basis that no complaints have been received by Municipal Licensing and Standards on past events;
- g. the applicant comply with the following requirements of the Fire Prevention Division, North Command, Toronto Fire Services:
- i. no open flames (candles, food warmers, etc.) to be used inside the tent(s) and/or marquis;
 - ii. one 3A, 10BC rated ULC Listed portable fire extinguisher is to be provided near the BBQ area;
 - iii. if the BBQ is to be located under a canopy, the canopy is to be of non combustible material; and

- iv. all fire department access routes to the building and to temporary tents/marquis are to be maintained clear and available for emergency vehicle access at all times; and
- h. the applicant comply with the requirements of Toronto Public Health to ensure that the event organizer and food vendors comply with all requirement of the Ontario Food Premises Regulation (O. Reg 562 as amended), and that an onsite inspection by Toronto Public Health staff will be conducted on the days of the event (June 21 and 22, 2008).

Financial Impact

The applicant has submitted the appropriate application fee (\$250.00) and the required deposit (\$2,000.00). The applicant's insurance coverage expires July 31, 2008.

Summary

A Community Festival Permit Application from the Cypriot Community of Toronto Inc. was received by the City Clerk's North York Office regarding a proposed Cultural and Wine Festival to be held at 6 Thorncliffe Park Drive on June 21 and 22, 2008.

Background Information

Community Festival Permit Application - Cypriot Community
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11454.pdf>

NY14.43	ACTION		Delegated	Ward: 16, 25
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Yonge Lawrence Village Business Improvement Area (BIA) Board of Management Additions

(March 18, 2008) Report from Director, Small Business and Local Partnerships

Recommendations

The Director of Small Business & Local Partnerships recommends that:

1. North York Community Council approve the additions to the Yonge Lawrence Village BIA Board of Management as set out in Attachment No.1; and
2. Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, be amended 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 that the North York Community Council approve the additions to the Yonge Lawrence Village BIA Board of Management. The North York Community Council has the delegated authority to make final decisions regarding BIA appointments.

Background Information

BIA - Yonge-Lawrence

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11648.pdf>)

NY14.44	ACTION			Ward: 10
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Sale of a Portion of 258 Acton Avenue

(March 11, 2008) Report from Chief Corporate Officer

Recommendations

The Chief Corporate Officer recommends that:

1. the City of Toronto accept the Offer to Purchase from Victor Manuel Ferreira to purchase the City-owned vacant parcel of land, known municipally as part of 258 Acton Avenue, described as Part of PIN 10176-0394 (LT) being Part of Tillplain Road Plan 1899 Twp of York, City of Toronto, designated as Part 1 on Plan 66R-23556 and shown as Part 4 on Sketch No. PS-2006-028 (the "Property"), in the amount of \$375,100.00, substantially on the terms and conditions outlined in Appendix "A" to this report;
2. each of the Chief Corporate Officer and the Director of Real Estate be authorized severally to accept the Offer to Purchase on behalf of the City;
3. authority be granted to direct a portion of the proceeds of closing to fund the outstanding expenses related to the Property and the completion of the sale transaction;
4. the net proceeds be directed to the Land Acquisition Reserve Fund – Parks, Forestry and Recreation, Account No. XR1214; and
5. the City Solicitor be authorized to complete the transaction(s) on behalf of the City, including making payment of any necessary expenses and amending and/or waiving the closing and other dates to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable.

Financial Impact

Revenue in the amount of \$375,100.00 plus GST if applicable, less closing costs and the usual adjustments is anticipated.

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

Summary

The purpose of this report is to obtain approval for the sale of a City-owned vacant parcel of land being a portion of 258 Acton Avenue.

The property was listed for sale on the open market, and the Offer to Purchase from Victor Manuel Ferreira is being recommended for acceptance by the City.

The terms for completing the transaction, as set out herein, are considered to be fair, reasonable and reflective of market value.

Background Information

Sale of a Portion of 258 Acton Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11596.pdf>)

Sale of a Portion of 258 Acton Avenue Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11597.pdf>)

Sale of a Portion of 258 Acton Avenue Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11598.pdf>)

NY14.45	ACTION			Ward: 15
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Preliminary Report - Zoning By-law Amendment and Draft Plan of Subdivision Applications - 770 Lawrence Avenue West & 3083 to 3101 Dufferin Street

(March 11, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. notice for the Public Meeting under the Planning Act be given according to the regulations of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

These applications were made on November 30, 2007 (Zoning By-law Amendment) and December 20, 2007 (Draft Plan of Subdivision) and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

These applications propose a mixed-use development including retail, office and 1,880 residential units in a mix of point towers and mid-rise buildings. They also seek to establish a public road connecting Lawrence Avenue West to Dufferin Street and a 0.5 hectare park in the centre of the site.

This report provides preliminary information on the above-noted applications and seeks

Community Council's directions on further processing of the applications.

It is recommended that upon completion of the evaluation of the proposal, a Final Report be prepared with notice of a Public meeting under the Planning Act.

Background Information

Preliminary Report - 770 Lawrence Avenue West & 3083-3101 Dufferin Street
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11453.pdf>

NY14.46	ACTION			Ward: 23
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Preliminary Report - Rezoning and Site Plan Control Applications - 228 & 230 Finch Avenue West

(March 10, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor;
2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
3. notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was made on January 11, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to redevelop the lands known municipally as 228 and 230 Finch Avenue West to permit 18, 4-storey stacked residential townhouse units with 24 below grade parking spaces.

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

Should the applicant provide any additional required information in a timely manner, it is anticipated the final report will be completed in the fourth quarter of 2008.

Background Information

Preliminary Report - 228 & 230 Finch Ave West

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11435.pdf>)

NY14.47	ACTION			Ward: 23
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Preliminary Report - Rezoning Application - 257 Finch Ave East

(February 19, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor;
2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
3. notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was made on November 20, 2007 and is therefore subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to permit a home occupation (live/work) in an existing single family residential dwelling located at 257 Finch Avenue East.

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

Should the applicant provide any additional required information in a timely manner, it is anticipated the final report will be completed in the third quarter of 2008.

Background Information

Preliminary Report - 257 Finch Ave East

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11350.pdf>)

NY14.48	ACTION			Ward: 25
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Preliminary Report - Rezoning Application - 88 Erskine Ave, 73-79 Keewatin Ave

(February 19, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor;
2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
3. notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was submitted on November 27, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to develop a 5 storey, 108 suite, seniors retirement home on the north side of 88 Erskine Avenue and 73-79 Keewatin Avenue. An existing 26 storey rental apartment building is situated in the middle of the subject property.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process. It is recommended that a community consultation meeting be scheduled by staff in the spring of 2008.

Background Information

Preliminary Report - 88 Erskine Ave & 73-79 Keewatin Ave
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11349.pdf>

NY14.49	ACTION			Ward: 25
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Preliminary Report - Zoning By-law Application - 99 Erskine Avenue and 66 Broadway Avenue

(February 29, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor;
2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
3. notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was submitted in November 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes an infill residential apartment building on a site which includes both 66 Broadway Avenue and 99 Erskine Avenue. The site is located to the east of Yonge Street and north of Eglinton Avenue, and extends between Erskine and Broadway Avenues.

An existing 20-storey rental apartment building is located at 66 Broadway Avenue (south portion), and a new 35-storey, 471-unit apartment building is proposed to be located at 99 Erskine Avenue on the northern portion of the overall site.

This report provides preliminary information on the application and seeks Community Council's directions on further processing and the community consultation process. The recommended community consultation meeting would be held in the spring of 2008.

Background Information

Preliminary Report - Zoning By-law Application - 99 Erskine Avenue and 66 Broadway Avenue

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11642.pdf>

NY14.50	ACTION			Ward: 34
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Preliminary Report - Rezoning Application - 35-53 and 101-113 Valley Woods Road and 1213-1229 York Mills Road

(March 4, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor;
2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
3. notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

An application has been submitted by Alit Don Valley Property Inc. to amend North York Zoning By-law No. 7625 to replace the existing 245 unit rental townhouse development with 2,375 new apartment and stacked townhouse units. The applicant has also submitted a residential rental demolition application. The 5.6 hectare property, located in the York Mills Road and Valley Woods Road area, is comprised of two parcels of land connected by a strip of land adjacent to Valley Woods Road. The parcel at 1213-1229 York Mills Road and 101-113 Valley Woods Road is proposed to be developed with stacked townhouses and four apartment buildings with heights of 20 to 29 storeys containing a total of 1,287 units. The parcel at 35-53 Valley Woods Road is proposed to be developed with stacked townhouses and three apartment buildings with heights of 24 to 32 storeys containing a total of 1,088 units.

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

The report recommends that a community consultation meeting be scheduled by City Planning staff, in consultation with the Ward Councillor. A Final Report and a Public meeting under the Planning Act will be scheduled when appropriate, provided that any required information is submitted in a timely manner.

Background Information

Preliminary Report - 35-53 & 101-113 Valley Woods & 1213-1229 York Mills Rd
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11405.pdf>)

NY14.51	ACTION			Ward: 23, 24
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Preliminary Report - North York Centre Secondary Plan - Parkland Dedication Policies

(March 17, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. staff be directed to schedule a Community Consultation Meeting in the spring of 2008 on the issues raised in this report;
2. notice for the Community Consultation Meeting be given to all relevant resident associations in the North York Centre area and advertised in the local paper; and
3. a report on the results of this review and any recommended draft Secondary Plan Amendment be prepared for North York Community Council, including that any notice for a public meeting under the Planning Act be given in accordance with the regulations under the Planning Act.

Financial Impact

The financial impact of any proposed amendment will need to be assessed by the Deputy City Manager and Chief Financial Officer and included in any subsequent final report to Community Council.

Summary

This report reviews and recommends next steps on the issue of parkland dedication rates in the policies of the North York Centre Secondary Plan.

Background Information

Preliminary Report - North York Centre Secondary Plan - Parkland Dedication Policies
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11617.pdf>

NY14.52	ACTION			Ward: 33
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Don Mills and Sheppard Community Services & Facilities (CS&F) Needs Assessment

(March 7, 2008) Report from General Manager, Parks, Forestry and Recreation and Director, Community Planning, North York District

Recommendations

The City Planning and Parks, Forestry and Recreation Divisions recommend that City Council:

1. endorse the strategic directions identified in the Don Mills and Sheppard CS&F Needs Assessment Report attached as Appendix B to this report, including the identification of CS&F priorities for the broader Don Mills and Sheppard area as well as for the three sub-areas - Don Mills North (Oriole), Don Mills South (Parkway Forest) and Leslie/Sheppard (Sheppard Corridor).

Financial Impact

This report has no direct financial implications. However, endorsement of the strategic directions in the Don Mills and Sheppard Community Facilities and Service Needs Assessment Report will result in the consideration of new funding in the Capital and Operating Budgets of future years to construct, furnish and operate additional facilities and provide additional services. It is anticipated that funds arising from development agreements will contribute to these Capital projects.

The design and construction of the Parkway Forest Community Centre has been secured through a Section 37 agreement between the City and El-Ad Group Canada Inc., owners of a number of 100, 110 & 125 Parkway Forest Drive, 120 & 130 George Henry Boulevard and 32-50, 65-80 Forest Manor Road. This facility will require future City Capital Budget funding for its furnishings and equipment of approximately \$100,000 as well as future ongoing Operating Budget costs of approximately \$800,000 per year in current dollars.

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

Summary

This report provides the findings of the recently completed Don Mills and Sheppard Community Services and Facilities (CS&F) Needs Assessment which was undertaken by an inter-departmental team from Parks Forestry and Recreation (PF&R), City Planning and Social Development, Finance and Administration (SDF&A).

The study was triggered by the redevelopment proposal for the Parkway Forest community by the owner, El-Ad Group Canada Inc. for a number of properties located within the Parkway Forest community at 100, 110 and 125 Parkway Forest Drive, 120 and 130 George Henry Boulevard and 32-50, 65 and 80 Forest Manor Road area. As part of City Council's approval of this application, a community benefits package was secured under Section 37 of the Planning Act and included a new community centre, community agency space and an 82-space child care centre.

City Council requested that a facility needs assessment be undertaken for this area. This report provides a CS&F review of the area bounded by Finch Avenue to the north, Highway 401 to the south, Bayview Avenue to the west and Victoria Park Avenue to the east. This large CS&F study area was developed in recognition that people are willing to travel further to access specific programs/services offered by various CS&F within the area. In addition, given the diversity of various communities within the broader study area, three distinct sub-areas were developed in order to identify CS&F priorities to meet the current and future needs of the

residents living within those communities, including Parkway Forest.

This report identifies a range of CS&F priorities to inform future development applications in the area. In this regard, staff recommend that the findings and priorities identified from the Don Mills and Sheppard CS&F Needs Assessment Study be used by City staff to assess the impact of future development applications in the area.

Background Information

Don Mills and Sheppard CS&F Needs Assessment

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11452.pdf>)

(Deferred from February 12, 2008 Meeting – NY13.16)

NY14.53	Information			
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2900 Steeles Avenue East at Don Mills Road in the Town of Markham

(January 23, 2008) Report from Director, Community Planning and the Director, Transportation Services, North York District

Recommendations

The City Planning Division recommends that:

1. this report be received for information.

Financial Impact

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

Summary

In October 2007 the Town of Markham received an application to amend the Town of Markham Official Plan to permit the redevelopment of the property known as the Shops on Steeles and 404. The subject property is located at 2900 Steeles Avenue East at the north east corner of Steeles Avenue and Don Mills Road adjacent to Highway 404. The Town of Markham has circulated the application to the City of Toronto for comments as the subject application abuts the municipal boundary; Steeles Avenue East. This report provides information about the development application and identifies preliminary issues.

Background Information

2900 Steeles Avenue East at Don Mills Road in the Town of Markham

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11352.pdf>)

NY14.54	ACTION			Ward: 8, 9, 10
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Downsview Area Secondary Plan Review

(March 6, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. staff be directed to undertake a review and update of the Downsview Area Secondary Plan;
2. prior to initiating the review, a Memorandum of Understanding be entered into between the City of Toronto and Parc Downsview Park Inc. to establish the respective roles and responsibilities for the Secondary Plan review including the scope of the review, financing, administration, deliverables and timing;
3. the review include a consultation program comprised of both broad community wide forums and smaller working groups which will include area residents and businesses, local community associations, property owners within the Secondary Plan area, the local Councillors, and representatives of City Divisions and external agencies as necessary and appropriate; and
4. a report providing proposed revisions to the Downsview Area Secondary Plan be targeted for the first quarter of 2009.

Financial Impact

The recommendations in this report have no financial impact.

Summary

The purpose of this report is to seek Council's direction to undertake a review and update of the Downsview Area Secondary Plan.

Background Information

Downsview Area Secondary Plan Review

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11457.pdf>)

Communications

(March 4, 2007) e-mail from Thomas Ricci (NY.Main.NY14.54.1)

(January 2, 2008) letter from Vince Lombardi (NY.Main.NY14.54.2)

NY14.55	ACTION	11:00 AM		Ward: 23
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Final Report - Common Elements Condominium Application and Part Lot Control Exemption Application - 210 & 212 Finch Avenue West

(March 3, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. in accordance with the delegated approval under By-law 229-2000, City Council be advised that the Chief Planner or designate intends to approve the Draft Plan of Common Elements Condominium, as generally illustrated on Attachment 1, subject to:
 - a. the conditions as generally listed in Attachment 2, which except as otherwise noted must be fulfilled prior to the release of the plan of condominium for registration; and
 - b. any such revisions to the proposed condominium plan or any such additional or modified conditions as the Chief Planner or designate may deem to be appropriate to address matters arising from the on-going technical review of this development;
2. City Council enact a Part Lot Control Exemption By-law with respect to the subject lands, to be prepared to the satisfaction of the City Solicitor, and that such By-law shall expire two years after it has been enacted;
3. City Council authorize the City Solicitor to introduce the necessary Bill provided that prior to the introduction of the Bill:
 - a. the owner provides proof of payment to the satisfaction of the City Solicitor of all tax arrears and current property taxes for the subject site; and
 - b. the owner of the subject lands has registered, satisfactory to the City Solicitor, a Section 118 restriction under the Land Titles Act agreeing not to transfer or mortgage any part of the lands without the prior written consent of the Chief Planner or designate;
4. City Council authorize and direct the appropriate City Officials to register the Part Lot Control Exemption By-law on title; and
5. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 restriction at such time as the Common Elements Condominium Plan has been registered.

Financial Impact

The recommendations in this report have no financial impact.

Summary

These applications for Draft Plan of Common Elements Condominium and Part Lot Control Exemption were made after January 1, 2007 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006. The new provisions for Draft Plan of Common Elements Condominium now require that a public meeting be held.

The application for a common elements condominium proposes a common driveway and landscape strip on lands known municipally as 210 and 212 Finch Avenue West, and located just east of Bathurst Street. The common elements condominium is required to provide legal access to the individual units and to ensure shared ownership and maintenance of the driveway and landscaping by the condominium corporation.

The requested exemption from the Part Lot Control provisions of the Planning Act is required in order to permit the creation of conveyable lots for eight, 3-storey residential townhouses.

This report reviews and recommends approval of the Draft Plan of Common Elements Condominium and approval of the application for Part Lot Control Exemption. In addition, this report recommends that the owner of the lands be required to register a Section 118 Restriction under the Land Titles Act agreeing not to convey or mortgage any part of the lands without the prior consent of the Chief Planner or designate.

Background Information

Final Report - 210 & 212 Finch Avenue West

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11394.pdf>

NY14.56	ACTION	11:15 AM		Ward: 23
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Final Report - Official Plan & Zoning By-law Amendment Applications - 258, 260, 264 Sheppard Avenue West & 10 Senlac Road

Statutory - Planning Act, RSO 1990

(March 10, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment in Attachment No.7;
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 in Attachment No. 8;
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; and
4. before introducing the necessary Bills for enactment, City Council require the applicant to have submitted a Site Plan Control application and to have obtained from the City approval in principle of the Site Plan Control application.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application proposes a five-storey, 50 unit retirement home at 258, 260 and 264 Sheppard Avenue West that would be an addition to the existing Lansing Residence located at 10 Senlac Avenue.

The proposed Official Plan and Zoning By-law Amendments are in keeping with the intent of the Official Plan. The development meets the Plan's objective to encourage a mix of transit-supportive land uses, to provide a transition in height and density to adjacent neighbourhoods, and to protect adjacent neighbourhoods from the adverse impacts of development.

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

Background Information

Final Report - Official Plan & Zoning By-law Amendment Applications - 258, 260, 264 Sheppard Avenue West & 10 Senlac Road
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11618.pdf>

NY14.57	ACTION	11:30 AM		Ward: 26
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Final Report - Zoning Application - 147 Laird Drive and 22 Commercial Road

Statutory - Planning Act, RSO 1990

(March 17, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council amend Zoning By-law No. 1916 for the former Borough of East York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6;
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law as may be required; and
3. before introducing the necessary Bills to City Council for enactment, require that Notice of Conditions of Approval be issued under Section 41 of the Planning Act.

Financial Impact

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

Summary

An application has been submitted to permit the development of 6,500 square metres of additional commercial and office gross floor area on the existing big box development on Laird Drive at the western boundary of the Leaside Business Park for a total of 39,145 square metres of commercial gross floor area.

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

The site-specific By-law for the site permits 28,000 square metres of retail big box uses and additional 4,645 square metres of business and professional office space subject to the submission of a traffic study. Staff are recommending that the permission for the 4,645 square metres of office gross floor area be modified to allow for retail uses as well as continue to permit the business and professional office uses. An additional permission for 1,855 square metres in new format retail uses is being recommended to permit at total of 34,500 square metres of commercial gross floor area.

Background Information

Final Report - Zoning Application - 147 Laird Drive and 22 Commercial Road
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11650.pdf>)

Communications

(March 17, 2008) letter from Brian Athey, President, Leaside Property Owners Association (NY.Main.NY14.57.1)

NY14.58	ACTION	11:45 AM		Ward: 16
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Refusal Report - Official Plan Amendment & Zoning By-law Amendment Applications - 35, 47, 49 & 57 Roselawn Avenue, 479-487 & 499 Duplex Avenue, 31-70 Montgomery Avenue, and 30 – 58 Helendale Avenue

(March 3, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

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

Financial Impact

The recommendations in this report have no financial impact.

Summary

The two development applications submitted by Top of the Tree Developments Inc. affect lands in the area north of Eglinton Avenue and west of Yonge Street. These applications were made after January 1, 2007 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The Official Plan Amendment application seeks to redesignate the lands bounded by Roselawn Avenue, Duplex Avenue, Helendale Avenue and the rear of the lands fronting Yonge Street between Roselawn and Helendale from Neighbourhoods to Apartment Neighbourhoods. A separate application to amend Zoning By-law 438-86 of the former City of Toronto was submitted for the lands on the north side of Montgomery Avenue to permit the construction of a 25 storey apartment building. The application to redesignate the lands to Apartment Neighbourhoods would provide for similarly scaled development across the entire quadrant.

These applications represent a significant departure from the structure of the neighbourhood and do not meet the intent of the Official Plan to protect stable residential neighbourhoods. Within the local context, and on a City-wide basis, there is no need to redesignate lands in Neighbourhoods to meet population goals as there are sufficient lands available in designated growth areas to accommodate the City's anticipated population increase. As such, this report reviews and recommends refusal of the applications to amend the Official Plan and Zoning By-law.

Background Information

Refusal Report - 35, 47, 49 & 57 Roselawn Avenue, 479-487 & 499 Duplex Avenue, 31-70 Montgomery Avenue, & 30-58 Helendale Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11455.pdf>

NY14.59	ACTION	12:00 PM		Ward: 25
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Refusal Report - Rezoning Application - 214 York Mills Road

(March 12, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council refuse the application as the proposal does not conform to the Official Plan.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was made on June 5, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The application proposes to amend North York Zoning By-law No. 7625 to permit an existing office use to operate within the existing single detached house at 214 York Mills Road.

The proposal does not conform to the Neighbourhoods policies of the Official Plan. This report reviews and recommends refusal of the application to amend the Zoning By-law.

Background Information

Refusal Report - 214 York Mills Rd

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11619.pdf>

Communications

- (January 7, 2008) e-mail from Edie and Tom Andrews (NY.Main.NY14.59.1)
- (January 7, 2008) e-mail from Chris and Geraldine Stringer (NY.Main.NY14.59.2)
- (January 6, 2008) e-mail from Mark and Marla Shoom (NY.Main.NY14.59.3)
- (January 6, 2008) e-mail from Dinny McCraney (NY.Main.NY14.59.4)
- (January 6, 2008) e-mail from Tom Alderman (NY.Main.NY14.59.5)
- (January 6, 2008) e-mail from Linda Feldman (NY.Main.NY14.59.6)
- (January 6, 2008) e-mail from Michele Noar (NY.Main.NY14.59.7)
- (January 6, 2008) e-mail from Ray Kolynchuk (NY.Main.NY14.59.8)
- (January 7, 2008) e-mail from Mitchell Shnier (NY.Main.NY14.59.9)
- (January 5, 2008) e-mail from Vincenta L. Cheng (NY.Main.NY14.59.10)
- (January 6, 2008) e-mail from Dr. Edward and Leslie Pomer submitted by Councillor Jenkins (NY.Main.NY14.59.11)
- (January 7, 2008) e-mail from Christine and Greig Speirs (NY.Main.NY14.59.12)
- (January 7, 2008) e-mail from Robert and Catherine Worling (NY.Main.NY14.59.13)
- (January 7, 2008) e-mail from Carol Laschinger (NY.Main.NY14.59.14)
- (January 8, 2008) e-mail from Andrew Webster (NY.Main.NY14.59.15)
- (January 8, 2008) e-mail from Ellen and Mark Cohen (NY.Main.NY14.59.16)
- (January 8, 2008) e-mail from Cathie Clapper (NY.Main.NY14.59.17)
- (January 9, 2008) e-mail from Leslie Routhier (NY.Main.NY14.59.18)
- (January 7, 2008) e-mail from Norm Nisenbaum (NY.Main.NY14.59.19)
- (January 7, 2008) e-mail from Robert Dowsett (NY.Main.NY14.59.20)
- (January 9, 2008) e-mail from Robert Patrick submitted by Councillor Jenkins (NY.Main.NY14.59.21)
- (January 9, 2008) e-mail from Cecil Schwartz (NY.Main.NY14.59.22)
- (January 11, 2007) e-mail from Cecil Schwartz submitted by Councillor Jenkins (NY.Main.NY14.59.23)
- (January 9, 2008) e-mail from Jay Harris (NY.Main.NY14.59.24)
- (January 12, 2008) e-mail from Dr. Rolland Leader (NY.Main.NY14.59.25)
- (January 12, 2008) e-mail from Janet Page submitted by Councillor Jenkins (NY.Main.NY14.59.26)
- (January 15, 2008) e-mail from Geoff Isaac submitted by Councillor Jenkins (NY.Main.NY14.59.27)
- (January 18, 2008) e-mail from Jean Roy (NY.Main.NY14.59.28)
- (February 7, 2008) e-mail from Harold and Mary Chapman (NY.Main.NY14.59.29)
- (February 8, 2008) e-mail from Wajid and Farida Shaikh (NY.Main.NY14.59.30)
- (March 13, 2008) e-mail from Kai Wing Tsang submitted by Councillor Jenkins (NY.Main.NY14.59.31)
- (March 17, 2008) letter from Michael S. Manett (NY.Main.NY14.59.32)

NY14.60	ACTION	12:15 PM		Ward: 23
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Final Report - Official Plan Amendment, Zoning By-law Amendment and Site Plan Control Application - 19-23, 27-31 & a portion of 33-37 Olive Avenue, 18, 22-26 & a portion of 28-32 Holmes Avenue

Statutory - Planning Act, RSO 1990

(March 18, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Official Plan for the subject property substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7;
2. City Council amend the Zoning By-law for the subject property substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8;
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and draft Zoning By-law Amendment as may be required;
4. before introducing the Bills to City Council for enactment, require the owner to enter into the necessary Section 37 Agreement to the satisfaction of the City Solicitor, to provide or fund the following services and/or matters:
 - a. a monetary contribution to be used in equal proportion towards the City's cost of land acquisition for the North York Centre Service Road and associated road network and buffer areas and/or towards the cost of constructing and furnishing a public recreational centre or social facility serving the North York Centre for the proposed 6,307.4 m² density incentive. The owner shall provide the monetary contribution in the form of a certified cheque upon execution of the section 37 agreement, and prior to enactment of the zoning by-law;
 - b. a total of 1.5 m² per unit of private indoor residential amenity space;
 - c. a 43.27 m² common at-grade room bicycle room to be provided for indoor bicycle parking; and
 - d. a public art contribution that consists of 1% of the gross construction cost of the project, for a public art programme to be provided on-site. The Owner shall submit to the City a public art plan for the site and obtain approval by the Chief Planner or designate in consultation with the Toronto Public Art Commission prior to the issuance of the first building permit for the first building, or shall in lieu thereof, deposit the entire public art obligation in respect of that building permit with the city;

5. City Council approve in principle the site plan drawings and Site Plan Control Approval Conditions listed in Attachment 9 subject to stylistic and technical changes; and
6. City Council authorize the Chief Planner or designate to give final approval to the Site Plan Control Application once the conditions to be satisfied prior to final Site Plan Control Approval as set out in Attachment 9, including entering into a satisfactory Site Plan Agreement have been fulfilled.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was made on April 23, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to amend the Zoning By-law to construct a 28-storey, 308 unit residential building, two 2-storey townhouses and two 4-storey townhouse buildings containing 74 units at 19-23, 27-31 & a portion of 33-37 Olive Avenue, 18, 22-26 & a portion of 28-32 Holmes Avenue.

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law, and to approve in principle the Site Plan Control application.

Background Information

Final Report - 19-23, 27-31 & a portion of 33-37 Olive Avenue, 18, 22-26 & a portion of 28-32 Holmes Avenue

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11637.pdf>

Final Report - 19-23, 27-31 & a portion of 33-37 Olive Avenue, 18, 22-26 & a portion of 28-32 Holmes Avenue - Draft By-law

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11638.pdf>

Final Report - 19-23, 27-31 & a portion of 33-37 Olive Avenue, 18, 22-26 & a portion of 28-32 Holmes Avenue - Attachment 9

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11639.pdf>

NY14.61	ACTION			Ward: 16
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Report Request - Application of Alternative Parkland Dedication By-law for 1066 Avenue Road

(March 18, 2008) Memo from City Clerk

Summary

City Council at its meeting on March 3, 4 and 5, 2008 considered Item NY13.19 headed, “Final Report – Official Plan and Zoning By-law Amendment Applications – 1066 Avenue Road”.

City Council adopted a number of recommendations regarding this item and in addition requested that the General Manager of Parks, Forestry and Recreation, in consultation with the Acting Chief Planner and Executive Director, City Planning, report to the next meeting of the

North York Community Council on April 8, 2008, on the application of the alternative parkland dedication by-law with respect to this application.

Background Information

Alternative Parkland Dedication - 1066 Avenue Rd

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11667.pdf>

NY14.Bills	ACTION		Delegated	
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General Bills**Confirmatory Bills**