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## North York Community Council

**Meeting No.** 15  
**Meeting Date** Tuesday, May 6, 2008  
**Start Time** 9:30 AM  
**Location** Council Chamber, North York Civic Centre

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

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

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

**Confirmation of Minutes - April 8, 2008**

**Schedule of Timed Items**

9:45 a.m.	NY15.1
10:15 a.m.	NY15.2 - NY15.6
10:30 a.m.	NY15.7 - NY15.10
10:45 a.m.	NY15.11 - NY15.14
11:00 a.m.	NY15.41
11:15 a.m.	NY15.42
11:30 a.m.	NY15.43
11:45 a.m.	NY15.44
12:15 p.m.	NY15.45

NY15.1	ACTION	9:45 AM		Ward: 8, 9, and 10
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**Transportation Impacts - York University Busway**

(April 16, 2008) Report from Director, Transportation Services Division, North York District

**Recommendations**

Transportation Services Division, North York District recommends that City Council:

1. direct the City's Legal Division to introduce in Council the appropriate "Road Alterations By-law" to permit the construction of the York University busway from Downsview Station to York University via William R. Allen Road, Finch Hydro Corridor, and York University Campus lands;
2. rescind the existing reserved lane designation for High Occupancy Vehicles on the northbound and southbound curb lanes of William R. Allen Road /Dufferin Street, between Sheppard Avenue West and Finch Avenue West;
3. reduce the existing speed limit of 70 km/h on William R. Allen Road, from Transit Road to Steeprock Drive/Overbrook Place, to 60 km/h;
4. approve the installation of traffic control signals at the intersection of William R. Allen Road and Downsview Station Bus Access located 245 metres south of Sheppard Avenue West, and in conjunction with the installation of these traffic control signals:
  - a. prohibit pedestrian crossings on William R. Allen Road, from a point 30.5 metres north of the north curb line of the Downsview Station Bus Access to a point 30.5 metres south of the south of the curb line of Downsview Station Bus Access;
  - b. prohibit eastbound entry at all times, from William R. Allen Road to the Downsview Station Bus Access, "Public Transit Vehicles excepted";
  - c. prohibit northbound entry at all times, from William R. Allen Road to the southbound "Public Transit Vehicles Only" lane at the Downsview Station Bus Access;

- d. prohibit northbound right turns at all times, from William R. Allen Road to the Downsview Station Bus Access;
  - e. prohibit northbound and southbound “U-Turns” at all times at the intersection of William R. Allen Road and Downsview Station Bus Access;
  - f. designate the northbound curb lane at William R. Allen Road and Sheppard Avenue West as a right turn only lane, buses excepted, from Sheppard Avenue West to a point 95 metres south;
  - g. designate the easterly southbound lane on William R. Allen Road for “Public Transit Vehicles Only”, from Sheppard Avenue West to Downsview Station Bus Access (245 metres south of Sheppard Avenue West); and
  - h. designate the northbound curb lane on William R. Allen Road for “Public Transit Vehicles Only”, from Downsview Station Bus Access to a point 95 metres south of Sheppard Avenue West;
5. approve the installation of traffic control signals at the intersection of William R. Allen Road and De Boers Drive, located 155 metres north of Sheppard Avenue West, and in conjunction with the installation of these traffic control signals:
- a. prohibit pedestrian crossings on William R. Allen Road, from a point 30.5 metres north of the north curb line of De Boers Drive to a point 30.5 metres south of the south curb line of De Boers Drive;
  - b. designate the northbound curb lane on William R. Allen Road/Dufferin Street for “Public Transit Vehicles Only”, from Sheppard Avenue West to a point 60 metres south of Finch Avenue West;
  - c. rescind the existing northbound curb lane, right turn only designation at Dufferin Street and Finch Avenue West;
  - d. designate the northbound curb lane at Dufferin Street and Finch Avenue West as a right turn only lane, buses excepted, from Finch Avenue West to a point 60 metres south;
  - e. rescind the existing northbound “U-Turn” prohibition on William R. Allen Road, 60 metres north of Sheppard Avenue West;
  - f. designate the easterly northbound through lane on Dufferin Street for “Public Transit Vehicles Only”, from a point 60 metres south of Finch Avenue West to Finch Avenue West; and
  - g. designate the southbound curb lane on Dufferin Street/William R. Allen Road for “Public Transit Vehicles Only”, from Finch Avenue West to Rimrock Road;

6. approve the installation of traffic control signals at the intersection of Dufferin Street and the York University Busway (Finch Hydro Corridor) located 340 metres north of Finch Avenue West, and in conjunction with the installation of these traffic control signals:
  - a. prohibit pedestrian crossings on Dufferin Street, from a point 30.5 metres south of the south curb line of the York University Busway (Finch Hydro Corridor) to the south curb line of the York University Busway (Finch Hydro Corridor);
  - b. prohibit northbound and southbound left and right turns at all times, from Dufferin Street to the York University Busway (Finch Hydro Corridor);
  - c. prohibit northbound, westbound and eastbound entry, “Public Transit Vehicles” excepted, at all times, from Dufferin Street to the York University Busway (Finch Hydro Corridor);
  - d. designate the northbound curb lane on Dufferin Street for “Public Transit Vehicles Only”, from Finch Avenue West to the York University Busway (Finch Hydro Corridor), located 340 metres north of Finch Avenue West;
  - e. designate the southbound curb lane on Dufferin Street for “Public Transit Vehicles Only”, from the York University Busway (Finch Hydro Corridor) located 340 metres north of Finch Avenue West to a point 70 metres north of Finch Avenue West;
  - f. designate the southbound curb lane at Dufferin Street and Finch Avenue West as a right turn only lane, buses excepted, from Finch Avenue West to a point 70 metres north;
  - g. prohibit pedestrians and cyclists at all times, on the York University Busway (Finch Hydro Corridor), from Dufferin Street to Keele Street;
  - h. designate the eastbound and westbound traffic lanes on the York University Busway (Finch Hydro Corridor) for “Public Transit Vehicles Only”, from Dufferin Street to Keele Street; and
  - i. implement a speed limit of 60 km/h on the York University Busway (Finch Hydro Corridor), from Dufferin Street to Keele Street;
7. approve the installation of traffic control signals at the intersection of Alness Street and the York University Busway (Finch Hydro Corridor), located 340 metres north of Finch Avenue West, and in conjunction with the installation of these traffic control signals:
  - a. prohibit pedestrian crossings on Alness Street, from a point 30.5 metres south of the south curb line of the York University Busway (Finch Hydro Corridor) to a point 30.5 metres north of the north curb line of the York University Busway (Finch Hydro Corridor);

- b. prohibit northbound and southbound left and right turns at all times, from Alness Street to the York University Busway (Finch Hydro Corridor);
  - c. prohibit westbound and eastbound entry, “Public Transit Vehicles” excepted, at all times, from Alness Street to the York University Busway (Finch Hydro Corridor);
  - d. prohibit northbound right-turns-on-red at all times, from Keele Street to the Shell Canada Access (3975 Keele Street);
  - e. prohibit eastbound through movements at all times, at Murray Ross Parkway and Keele Street;
  - f. designate the northerly eastbound traffic lane on Murray Ross Parkway at Keele Street for left-turning vehicles only, from Keele Street to a point 45 metres west;
  - g. designate the southerly eastbound traffic lane on Murray Ross Parkway at Keele Street for right-turning vehicles only, from Keele Street to a point 45 metres west;
  - h. designate the centre eastbound traffic lane on Murray Ross Parkway at Keele Street for “Public Transit Vehicles Only”, from Keele Street to a point 45 metres west;
  - i. designate the westerly southbound traffic lane on Keele Street at Murray Ross Parkway for right-turning vehicles only, from Murray Ross Parkway to a point 45 metres north; and
  - j. prohibit eastbound entry, “Public Transit Vehicles” excepted, at all times, from Keele Street and Murray Ross Parkway to the York University Busway (Finch Hydro Corridor);
8. approve the installation of traffic control signals at the intersection of Columbia Gate/Jack Evelyn Wiggins Drive/York University Busway and Murray Ross Parkway, and in conjunction with the installation of these traffic control signals:
- a. prohibit westbound right-turns-on-red at all times, from Murray Ross Parkway to Jack Evelyn Wiggins Drive;
  - b. prohibit northbound entry, “Public Transit Vehicles” excepted, at all times, from Murray Ross Parkway to the York University Busway (Finch Hydro Corridor);
  - c. designate the westbound curb lane on Murray Ross Parkway for “Public Transit Vehicles Only”, from the York University Busway to a point 60 metres east of the York University Busway;
  - d. prohibit pedestrians and cyclists at all times, on the York University Busway

- (York University Lands), from Murray Ross Parkway to York Boulevard; and
- e. designate the northbound and southbound traffic lanes on the York University Busway (York University Lands) for “Public Transit Vehicles Only”, from Murray Ross Parkway to York Boulevard; and
  - f. implement a speed limit of 50 km/h on the York University Busway (York University lands), from Murray Ross Parkway to York Boulevard
9. approve the installation of traffic control signals at the intersection of James Gilles Road/York University Busway and The Pond Road, and in conjunction with the installation of these traffic control signals:
- a. prohibit westbound right-turns-on-red at all times, from The Pond Road to James Gilles Road;
  - b. prohibit eastbound right turns at all times, from The Pond Road to the York University Busway;
  - c. prohibit westbound left turns at all times, from The Pond Road to the York University Busway; and
  - d. prohibit northbound and southbound entry at all times, from The Pond Road to the York University Busway, “Public Transit Vehicles” excepted; and
10. approve the installation of traffic control signals at the intersection of York Boulevard and the York University Busway, and in conjunction with the installation of these traffic control signals:
- a. prohibit westbound left turns at all times, from York Boulevard to the York University Busway;
  - b. prohibit eastbound right turns, “Public Transit Vehicles” excepted, at all times, from York Boulevard to the York University Busway;
  - c. prohibit southbound through movements at all times, at the intersection of the Parking Lot Access/York Boulevard and the York University Busway; and
  - d. prohibit southbound entry at all times, from York Boulevard to the York University Busway, “Public Transit Vehicles” excepted.

### **Financial Impact**

All costs associated with the implementation of the York University Busway including the roadway improvements, installation of all new traffic control signals and the modifications to existing traffic control signals, will be borne by the Toronto Transit Commission (TTC).

The only exception to the funding provided by the TTC is the funding for the traffic control

signals at the intersection of William R. Allen Road and De Boers Drive. These costs will be borne by the developers; 1609830 Ontario Inc. (Liberty Development) and Idomo, which are constructing the condominiums on the west side of William R. Allen Road and the new public roadway from William R. Allen Road to Kodiak Crescent. The costs associated with the installation of the traffic control signals at this intersection are estimated at \$150,000.

## Summary

To obtain approval for the installation of the traffic control signals, roadway modifications (road alterations by-law), and traffic by-laws associated with the implementation of the York University Busway, from Downsview Station to the York University Campus.

The installation of above-noted traffic control measures will ensure that the York University Busway from Downsview Station to York University will operate as intended, which is to have a dedicated transit right-of-way on William R. Allen Road, Dufferin Street, Finch Hydro Corridor and York University Campus. The construction of the busway will reduce the significant delays currently experienced by buses servicing York University from Downsview Station.

## Background Information

Transportation Impacts - York University Busway

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12325.pdf>)

Transportation Impacts - York University Busway Map 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12326.pdf>)

Transportation Impacts - York University Busway Map 2

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12327.pdf>)

Transportation Impacts - York University Busway Map 3

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12328.pdf>)

Transportation Impacts - York University Busway Map 4

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12329.pdf>)

Transportation Impacts - York University Busway Map 5

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12330.pdf>)

Transportation Impacts - York University Busway Map 6

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12331.pdf>)

Transportation Impacts - York University Busway Map 7

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12332.pdf>)

Transportation Impacts - York University Busway Map 8

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12333.pdf>)

Transportation Impacts - York University Busway Map 9

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12334.pdf>)

Transportation Impacts - York University Busway Map 10

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12335.pdf>)

Transportation Impacts - York University Busway Map 11

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12336.pdf>)

Transportation Impacts - York University Busway Map 12

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12337.pdf>)

Transportation Impacts - York University Busway Map 13

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12338.pdf>)

NY15.2	ACTION	10:15 AM	Delegated	Ward: 16
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### **Encroachment Agreement Request - 483 Old Orchard Grove**

(April 15, 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 basket ball net from the City road allowance, 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 \$447.81 (paid).
  - b. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.
  - 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 483 Old Orchard Grove, being a one-family detached dwelling sixth density zone (R6) for an encroachment agreement. The existing encroachments consist of two stone retaining walls, steps with walkway, decorative stones, basketball net and border curbs located on the City road allowance.

## Background Information

Encroachment - 483 Old Orchard Grove

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12310.pdf>)

NY15.3	ACTION	10:15 AM	Delegated	Ward: 16
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## Encroachment Agreement Request - 71 Caribou Road

(April 16, 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 hedge to its existing height of 2.13 metres and 1.52 metres so it does not obscure the street signs, to the satisfaction of Transportation Services, North York District;
2. that the owner(s) install pop-up sprinkler heads, 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;
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.
  - c. One-time fee of \$430.49 plus G.S.T., totalling \$456.32.

### **Financial Impact**

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

### **Summary**

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

The purpose of this report is to consider a request by the owner(s) of 71 Caribou Road being a one-family detached dwelling seventh density zone (R7) for an encroachment agreement. The existing encroachment consists of a stone walkway, landscaping stones, tree, spotlight, sprinklers, stone retaining walls with stairs and hedge located on the City road allowance.

### **Background Information**

Encroachment - 71 Caribou Rd

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12276.pdf>

<b>NY15.4</b>	<b>ACTION</b>	<b>10:15 AM</b>	<b>Delegated</b>	<b>Ward: 16</b>
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### **Encroachment Agreement Request - 123 Caribou Road**

(April 16, 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 decorative armour stones to 2.13 metres back from the face of the City curb, to the satisfaction of Transportation Services, North York District;
2. that the owner(s) install a pop-up sprinkler head, 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;
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.
  - c. One-time fee of \$430.49 plus G.S.T., totalling \$456.32.

**Financial Impact**

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

## Summary

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

The purpose of this report is to consider a request by the owner(s) of 123 Caribou Road being a one-family detached dwelling fourth density zone (R4) for an encroachment agreement. The existing encroachment consists of decorative armour stones, a cedar hedge, flagstone walkway with a step, plant beds and one sprinkler head located on the City road allowance.

## Background Information

Encroachment - 123 Caribou Rd

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12286.pdf>)

NY15.5	ACTION	10:15 AM	Delegated	Ward: 23
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## Encroachment Agreement Request - 130 Avondale Avenue

(April 17, 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 drain pipe from the City road allowance, to the satisfaction of Transportation Services, North York District;
2. that the owner(s) maintain the walkway flush with the City sidewalk, 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;
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.
  - 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 130 Avondale Avenue, being a one-family detached dwelling fourth density zone (R4) for an encroachment agreement. The encroachment consists of masonry block steps, walkway, two retaining walls and drainpipe located on the City road allowance.

### **Background Information**

Encroachment - 130 Avondale Ave

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12263.pdf>)

NY15.6	ACTION	10:15 AM	Delegated	Ward: 25
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### **Encroachment Agreement Request - 11 McBain Avenue**

(April 14, 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 bricks from the east side edge of the driveway at Broadway Avenue 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.
  - 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 11 McBain Avenue, being a one-family detached dwelling, seventh density zone (R7), for an encroachment agreement. The existing encroachments consist of a cedar fence, natural stone retaining walls, brick edging and landscaping. The proposed encroachment consists of a Japanese Maple tree located on the City road allowance.

### **Background Information**

Encroachment - 11 McBain Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12304.pdf>)

NY15.7	ACTION	10:30 AM	Delegated	Ward: 23
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### **Encroachment Agreement Request - 15 Feldbar Court**

(April 16, 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) relocate the planter and fence located along Feldbar Court 1.0 metre behind the City sidewalk to the satisfaction of Transportation Services, North York District;
2. that the owner(s) adjust the wrought iron gate to swing inward to the satisfaction of Transportation Services, North York District;
3. 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;
9. 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.
  - 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 15 Feldbar Court, being a one-family detached dwelling fourth density zone (R4) for an encroachment agreement. The existing encroachments consist of two board fences, a trellis, iron gate, hedge and a planter located on the City road allowance.

### Background Information

Encroachment - 15 Feldbar Court

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12296.pdf>

NY15.8	ACTION	10:30 AM	Delegated	Ward: 23
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### Fence Exemption Request - 15 Feldbar Court

(April 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 15 Feldbar Court, 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 existing solid wood fence in the front yard extends out from the northeast corner of the house along the east side of the driveway for a distance of approximately 9.1 metres. It ranges in height from approximately 1.6 to 2.0 metres. The maximum height for this type of fence in this location can be 1.2 metres except within 2.4 metres of the property line where it can be 1 metre. Note that the fence continues past the property line onto City property and that issue is the subject of a separate encroachment report.

### Background Information

Fence - 15 Feldbar Crt

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12313.pdf>

NY15.9	ACTION	10:30 AM	Delegated	Ward: 25
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### Fence Exemption Request - 37 Park Lane Circle

(April 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 37 Park Lane Circle, 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 a proposed wrought iron fence and a gate with stone pillars at the entrance. The fence is approximately 182 metres in length and will run inside the south, west and east portions of the lot line around the front yard. It will be approximately 1.6 metres in height. The entrance gate will range up to 2.4 metres in height. The stone pillars for the gate are partially constructed. The maximum height for a fence of this type in these locations is 1.2 metres. The stone pillars are located within 2.4 metres of the front property line and the maximum height for these in that location is 1 metre.

### Background Information

Fence - 37 Park Lane Circle

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12316.pdf>)

**(Deferred from April 8, 2008 – Item NY14.11)**

NY15.10	ACTION	10:30 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-12157.pdf>)

NY15.11	ACTION	10:45 AM	Delegated	Ward: 8
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### Sign Variance Request - Ground Identification Sign - 1150 Sheppard Avenue West

(April 12, 2008) Report from Director of Building and Deputy Chief Building Official

### Recommendations

Toronto Building North York Division recommends that:

1. North York Community Council approve the request to permit one ground sign located at the south lot line along Kodiak Crescent, conditional on the removal of all other signs presently erected illegally on the property; and
2. The applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit from the Chief Building Official.

### Financial Impact

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

### Summary

This staff report is about a matter that the community council has delegated authority to make a final decision provided 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 Robert Manning of Gregory Signs Ltd., on behalf of the property owners Prudent Financial Services Inc., for an approval of variances from former City of North York Sign By-law No. 30788, as amended, to permit installation of one illuminated, double faced first party ground sign on the southeast corner of Sheppard Ave. West and Kodiak Crescent.

## Background Information

Sign Variance - 1150 Sheppard Ave W

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12171.pdf>)

Sign Variance - 1150 Sheppard Ave W Map 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12172.pdf>)

NY15.12	ACTION	10:45 AM	Delegated	Ward: 16
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## Sign Variance Request - 3284 Yonge Street

(April 12, 2008) Report from Director of Building and Deputy Chief Building Official

### Recommendations

Toronto Building North York Division recommends that:

1. North York Community Council approve the request to permit, for identification purposes, one fascia sign with 50% of the sign area having an electronic message display copy; and
2. the applicant be advised, upon approval of variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

### 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 Claire Hodge of Goway Travel Ltd., for an approval of a variance from former City of Toronto Sign By-law No. 297, as amended, to permit the erection of one illuminated sign, located on the ground floor of a five storey building at 3284 Yonge Street.

## Background Information

Sign Variance - 3284 Yonge

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12175.pdf>)

Sign Variance - 3284 Yonge Map 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12176.pdf>)

NY15.13	ACTION	10:45 AM	Delegated	Ward: 25
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### **Sign Variance Request - 946 Lawrence Avenue East**

(April 9, 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 approved; and
2. the applicant be advised of the requirement to obtain the necessary sign permits from the Chief Building Official.

#### **Financial Impact**

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

#### **Summary**

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

The purpose of this report is to review and make recommendations on a request by Dominic Rotundo of Tek Signs Inc., on behalf of the CIBC, for approval of a variance from the former City of North York Sign By-law No. 30788, as amended, to erect two additional non-illuminated wall signs at the above noted address.

The proposed two wall identification signs are: one sign on the south façade is a CIBC square logo over the door and the second sign on the west facade will be a band sign advertising “CIBC Banking Centre”.

#### **Background Information**

Sign Variance Request - 946 Lawrence Avenue East

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12168.pdf>)

Sign Variance Request - 946 Lawrence Avenue East Map 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12169.pdf>)

NY15.14	ACTION	10:45 AM	Delegated	Ward: 24
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### **Sign Variance Request - 650-672 Sheppard Avenue East**

(April 9, 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 approved; and
2. the applicant be advised of the requirement to obtain the necessary sign permits from the Chief Building Official.

## Financial Impact

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

## Summary

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

The purpose of this report is to review and make recommendations on a request by Adam Brown of Sherman, Brown, Dryer, Karol Barristers & solicitors on behalf of the St. Gabriel's Parish, for approval of a variances from the former City of North York Sign By-law No. 30788, as amended, to erect a ground sign on the existing property at the above noted address.

## Background Information

Sign Variance Request - 650-672 Sheppard Avenue East

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12166.pdf>)

Sign Variance Request - 650-672 Sheppard Avenue East Map 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12167.pdf>)

**(Deferred from April 8, 2008 – Item NY14.16)**

NY15.15	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-12158.pdf>

NY15.16	ACTION			Ward: All
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## Sign By-law Enforcement

(April 15, 2008) Letter from Licensing and Standards Committee

### Recommendations

The Licensing and Standards Committee directed that the report (March 20, 2008) from the Chief Building Official/Executive Director, Toronto Building, and Executive Director, Municipal Licensing and Standards, and respective Sign Investigation Lists be forwarded to the Community Councils with a request that they submit their comments directly to the Chief Building Official/Executive Director, Toronto Building, for consideration with the forthcoming report on the consolidated sign by-law.

The Committee also:

1. requested the Chief Building Official/Executive Director, Toronto Building and Executive Director, Municipal Licensing and Standards to:
  - i. report back to the Licensing and Standards Committee on sign by-law enforcement, every six months, with any changes specifically highlighted until such time as Members of City Council have on-line access to detailed sign enforcement data (IBMS), such report to establish time limits for sign permits and yearly renewal fees for those permits;
  - ii. in future reports, add the name of the company that owns the signs;
  - iii. address the comments of Mr. Rami Tabetello, in his letter of April 8, 2008, on the next sign enforcement report;
  - iv. report to the Licensing and Standards Committee, at its meeting on July 3, 2008, on the resources and staff dedicated to the enforcement of the sign by-law;
2. requested Deputy City Manager, Richard Butts to report back to the Licensing and Standards Committee on what additional resources may be required to proactively enforce and increase sign permit fees so as to provide the necessary enforcement on a cost recovery basis; and

3. requested the City Solicitor to report to the Licensing and Standards Committee on the outcome of the court action being heard by the Superior Court of Justice and thereafter immediately report on any necessary amendments required to the by-law that flow from the decision.

### Summary

The Licensing and Standards Committee on April 11, 2008, considered a report (March 20, 2008) from the Chief Building Official/Executive Director, Toronto Building, and Executive Director, Municipal Licensing and Standards respecting the status of sign by-law complaints, investigations and enforcement actions and outlines the roles of Toronto Building and Municipal Licensing and Standards related to enforcing the existing sign by-laws.

### Background Information

Sign By-law Enforcement

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12266.pdf>)

Sign By-law Enforcement Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12267.pdf>)

Sign By-law Enforcement Attachment 1A

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12268.pdf>)

Sign By-law Enforcement Attachment 1B

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12269.pdf>)

Sign By-law Enforcement Attachment 2A

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12270.pdf>)

Sign By-law Enforcement Attachment 2B

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12271.pdf>)

Sign By-law Enforcement Attachment 3A

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12272.pdf>)

Sign By-law Enforcement Attachment 3B

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12273.pdf>)

Sign By-law Enforcement Attachment 4

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12274.pdf>)

Sign By-law Enforcement Attachment 5

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12275.pdf>)

NY15.17	ACTION		Delegated	Ward: 8
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### Parking Regulations - Wheelwright Crescent

(April 15, 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 prohibit parking from 12:00 a.m. to 6:00 a.m., on the west/south/east side of Wheelwright Crescent, from Hullmar Drive (west leg) to Hullmar Drive (east leg).



## Financial Impact

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

## Summary

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

To obtain approval to prohibit parking on the outer perimeter of Wheelwright Crescent, from Hullmar Drive (west leg) to Hullmar Drive (east leg).

The installation of the parking prohibitions will address the residents' concerns regarding the overnight parking activity on Wheelwright Crescent.

## Background Information

Parking Regulations - Wheelwright Crescent

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12284.pdf>

Parking Regulations - Wheelwright Crescent Map 1

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12285.pdf>

NY15.18	ACTION		Delegated	Ward: 10
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## Stopping Prohibitions - Dufferin Street

(April 14, 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, 8:30 a.m. to 6:00 p.m., Monday to Friday" prohibition on both sides of Dufferin Street, from the northerly limit of Sheppard Avenue West to the northerly limit of Clifton Avenue;
2. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to install a "No Parking, 8:30 a.m. to 6:00 p.m., Monday to Friday" prohibition on the east side of Dufferin Street, from a point 70 metres north of Sheppard Avenue West to Clifton Avenue;
3. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to install a "No Parking, 8:30 a.m. to 6:00 p.m., Monday to Friday" prohibition on the west side of Dufferin Street, from Sheppard Avenue West to Clifton Avenue; 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 Dufferin Street, from Sheppard Avenue West to a point 70 metres north.

### Financial Impact

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

### Summary

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

To obtain approval to prohibit stopping at anytime on the east side of Dufferin Street, from Sheppard Avenue West to a point 70 metres north.

The implementation of stopping prohibitions will address residents' concerns regarding motorists continually stopping on the east side of Dufferin Street, north of Sheppard Avenue West.

### Background Information

Stopping Prohibitions - Dufferin Street

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12289.pdf>)

Stopping Prohibitions - Dufferin Street Map 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12290.pdf>)

NY15.19	ACTION		Delegated	Ward: 10
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### Stopping Regulations - Bainbridge Avenue

(April 14, 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 to delete the No Stopping, 8:00 a.m. to 5:00 p.m., Monday to Friday, prohibition on the north side of Bainbridge Avenue, from a point 411 metres west of the westerly limit of Yeomans Road to a point 53 metres westerly thereof;
2. Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit stopping, from 8:00 a.m. to 5:00 p.m., Monday to Friday, on the north side of Bainbridge Avenue, from a point 380 metres west of Yeomans Road to a point 157 metres westerly thereof;
3. Schedule X of By-law No. 31001, of the former City of North York, be amended to delete the 30 minute permitted parking, from 8:00 a.m. to 5:00 p.m., Monday to Friday,

restriction on the north side of Bainbridge Avenue, from a point 169 metres east of the easterly limit of Dehaviland Street to the easterly limit of Dehaviland Street; and

4. Schedule X of By-law No. 31001, of the former City of North York, be amended to install 30 minute permitted parking, from 8:00 a.m. to 5:00 p.m., Monday to Friday, on the north side of Bainbridge Avenue, from Dehaviland Street to a point 95 metres east.

**Financial Impact**

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

**Summary**

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

To amend the existing parking/stopping regulations within the vicinity of Dublin Heights Public School, on the north side of Bainbridge Avenue.

The amendments to the parking and stopping regulations will address the concerns of the school administration with respect to school bus access/egress.

**Background Information**

- Stopping Regulations - Bainbridge Avenue  
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12305.pdf>)
- Stopping Regulations - Bainbridge Avenue Map 1  
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12306.pdf>)

**(Deferred from January 15, 2008 – Item NY12.15)**

NY15.20	ACTION			Ward: 15
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**Traffic Operations - William R. Allen Road & Hwy 401 Off-Ramp at Yorkdale Road & Yorkdale Mall Access**

(December 10, 2007) Report from Director, Transportation Services, North York District

**Recommendations**

Transportation Services Division, North York District recommends that:

1. the centre westbound traffic lane at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access, be designated for through movement vehicles only, from the east curb line of Yorkdale Road to a point 90 metres east;

2. the southerly westbound traffic lane at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access on the William R. Allen Road / Highway 401 Off-ramp at Yorkdale Road, be designated for left-turning vehicles only, from the east curb line of Yorkdale Road to a point 90 metres east;
3. the northerly westbound traffic lane at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access, be designated for right-turning vehicles only, from the east curb line of Yorkdale Road to a point 90 metres east;
4. the southerly eastbound traffic lane at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access, be designated for right-turning vehicles only, from the west curb line of Yorkdale Road to a point 30.5 metres west;
5. the northerly eastbound traffic lane at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access, be designated for left-turning vehicles only; from the west curb line of Yorkdale Road to a point 30.5 metres west;
6. entry be prohibited at all times to the westbound off-ramp traffic lanes at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road / Yorkdale Mall access;
7. northbound right-turn traffic movements on Yorkdale Road at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road / Yorkdale Mall access be prohibited at all times;
8. southbound left-turn traffic movements on Yorkdale Road at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road / Yorkdale Mall access be prohibited at all times;
9. pedestrian crossings be prohibited on Yorkdale Road, between the north curb line of William R. Allen Road / Highway 401 Off-ramp / Yorkdale Mall access and a point 30.5 metres north;
10. pedestrian crossings be prohibited on Yorkdale Road, between the south curb line of William R. Allen Road / Highway 401 Off-ramp/Yorkdale Mall access and a point 30.5 metres south; and
11. the appropriate City officials be directed to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills that are required.

### **Financial Impact**

All costs associated with the implementation of the lane designations, prohibited entry, turn prohibitions and pedestrian crossing prohibitions are included within the Transportation Services, North York District's 2008 Operating Budget estimates.

## Summary

To obtain approval to implement lane designations, entry prohibitions, turn prohibitions, and pedestrian crossing prohibitions at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access.

The lane designations and traffic restrictions would prevent conflicts at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access.

## Background Information

Traffic Operations - William R. Allen Road & Hwy 401 Off-Ramp at Yorkdale Road & Yorkdale Mall Access

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12264.pdf>)

Traffic Operations - William R. Allen Road & Hwy 401 Off-Ramp at Yorkdale Road & Yorkdale Mall Access Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12265.pdf>)

NY15.21	ACTION			Ward: 15
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## Pedestrian Crossing Prohibition - Dufflaw Road at Lawrence Avenue West

(April 14, 2008) Report from Director, Transportation Services Division, North York District

## Recommendations

Transportation Services Division, North York District recommends that:

1. pedestrian crossings be prohibited on Lawrence Avenue West, between the easterly curb line of Dufflaw Road and a point 30.5 metres east of the east curb line of Dufflaw Road.

## Financial Impact

All costs associated with the pedestrian crossing prohibition are included within the Transportation Services Division's 2008 Operating Budget.

## Summary

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

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

## Background Information

Pedestrian Crossing Prohibition - Dufflaw Road at Lawrence Avenue West

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12291.pdf>)

Pedestrian Crossing Prohibition - Dufflaw Road at Lawrence Avenue West Map 1  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12292.pdf>

NY15.22	ACTION			Ward: 16
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### **Turn Restrictions - Lawrence Avenue West at Chicoutimi Avenue**

(April 14, 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 Chicoutimi Avenue and Lawrence Avenue West, 7:00 a.m. to 9:00 a.m., Monday to Friday, except Public Holidays, be amended to exempt buses; and
2. the existing westbound left-turn prohibition at Chicoutimi Avenue and Lawrence Avenue West, 7:00 a.m. to 9:00 a.m., Monday to Friday, except Public Holidays, be amended to exempt buses.

#### **Financial Impact**

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

#### **Summary**

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

Amendments to the existing turn restrictions will address the concerns of Shomer Transportation, with respect to the routing of school buses.

#### **Background Information**

Turn Restrictions - Lawrence Avenue West at Chicoutimi Avenue

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12308.pdf>

Turn Restrictions - Lawrence Avenue West at Chicoutimi Avenue Map 1

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12309.pdf>

NY15.23	ACTION		Delegated	Ward: 24
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### **All-Way Stop Control - Bestview Drive at Laureleaf Road South**

(April 14, 2008) Report from Director, Transportation Services Division, North York District

## Recommendations

Transportation Services Division, North York District recommends that:

1. Schedule XVIII of By-law 31001, of the former City of North York, be amended by deleting Bestview Drive as a through street, from the southerly limit of Steeles Avenue East to the westerly limit of the easterly portion of Kentland Crescent;
2. Schedule XVIII of By-law 31001, of the former City of North York, be amended to designate Bestview Drive as a through street, from Tarbert Road to Laureleaf Road South;
3. Schedule XVIII of By-law 31001, of the former City of North York, be amended to designate Bestview Drive as a through street, from Laureleaf Road South to Steeles Avenue East; and
4. Schedule XIX of By-law 31001, of the former City of North York, be amended to require traffic to stop on all approaches to the intersection of Bestview Drive and Laureleaf Road South.

## Financial Impact

All costs associated with the installation of the subject all-way stop control are included within the Transportation Services Division's 2008 Operating Budget.

## Summary

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

To obtain approval to introduce an all-way stop control at the intersection of Bestview Drive and Laureleaf Road South.

The installation of an all-way stop control at the intersection of Bestview Drive and Laureleaf Road South will provide increased protection and guidance for motorists and pedestrians.

## Background Information

All-Way Stop Control - Bestview Drive at Laureleaf Road South  
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12298.pdf>)

All-Way Stop Control - Bestview Drive at Laureleaf Road South Map 1  
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12299.pdf>)

NY15.24	ACTION			Ward: 24
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### **Traffic Control Signals - Esther Shiner Boulevard at Provost Drive**

(April 16, 2008) Report from Director, Transportation Services Division, North York District

#### **Recommendations**

Transportation Services, North York District recommends that:

1. traffic control signals be installed at the intersection of Provost Drive and Esther Shiner Boulevard.

#### **Financial Impact**

All costs associated with the installation of traffic control signals at Esther Shiner Boulevard and Provost Drive are estimated at \$120,000 and will be funded by Concord Adex Investments Limited.

#### **Summary**

To obtain approval for the installation of traffic control signals at the intersection of Esther Shiner Boulevard and Provost Drive.

The installation of traffic control signals at the intersection of Esther Shiner Boulevard and Provost Drive will maintain the safe and efficient movement of traffic related to area land development.

#### **Background Information**

Traffic Control Signals - Esther Shiner Boulevard at Provost Drive

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12314.pdf>)

Traffic Control Signals - Esther Shiner Boulevard at Provost Drive Map 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12315.pdf>)

NY15.25	ACTION		Delegated	Ward: 25
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### **Relocation of On-Street Parking Space for Persons with Disabilities - Snowdon Avenue**

(April 14, 2008) Report from Director, Transportation Services Division, North York District

#### **Recommendations**

Transportation Services Division, North York District recommends that:



1. the existing on-street parking space for persons with disabilities on the south side of Snowdon Avenue, between a point 90 metres west of Mount Pleasant Road and a point 5.5 metres further west, be removed; and
2. one on-street parking space for persons with disabilities be established on the south side of Snowdon Avenue, between a point 46 metres east of Bocastle Avenue and a point 5.5 metres further east.

### **Financial Impact**

All costs associated with the relocation of the on-street disabled persons' parking space on Snowdon Avenue are included within the Transportation Services Division's 2008 Operating Budget.

### **Summary**

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

To obtain approval to relocate a designated on-street disabled persons' parking space from 95 Snowdon Avenue to 77 Snowdon Avenue.

The relocation of the on-street disabled persons' parking space will satisfy the request for a designated disabled persons' parking space at 77 Snowdon Avenue.

### **Background Information**

On-Street Parking - Snowdon Avenue

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12287.pdf>

On-Street Parking - Snowdon Avenue Map 1

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12288.pdf>

NY15.26	ACTION			Ward: 26
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### **Short-Term Parking - Parkhurst Boulevard**

(April 14, 2008) Report from Director, Transportation Services Division, North York District

### **Recommendations**

Transportation Services Division, North York District recommends that:

1. the existing No Parking, 8:00 a.m. to 10:00 a.m. and 3:00 p.m. to 5:00 p.m., Monday to Friday, prohibition on the north side of Parkhurst Boulevard, between Laird Drive and Sutherland Drive, be deleted;
2. parking be prohibited from 8:00 a.m. to 10:00 a.m. and 3:00 p.m. to 5:00 p.m., Monday to Friday, on the north side of Parkhurst Boulevard, from the east limit of Randolph Road to the east limit of Sutherland Drive;

3. parking be prohibited at anytime on the north side of Parkhurst Boulevard, from the west limit of Laird Drive to a point 42 metres west; and
4. parking be permitted for maximum periods of 15 minutes on the north side of Parkhurst Boulevard, from 8:00 a.m. to 5:00 p.m., Monday to Friday, between a point 42 metres west of Laird Drive and the east limit of Randolph Road.

### **Financial Impact**

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

### **Summary**

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

To obtain approval to amend the existing parking regulations on the north side of Parkhurst Boulevard, between Laird Drive and Randolph Road and to install parking for maximum periods of 15 minutes during the day to accommodate short-term parking for pick-up and drop-off activities at the daycare facility located on the northwest corner of Laird Drive and Parkhurst Boulevard.

The amendments to the parking regulations on Parkhurst Boulevard will address concerns related to short-term pick-up and drop-off activities at the above-noted daycare facility.

### **Background Information**

Short-Term Parking - Parkhurst Boulevard

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12293.pdf>)

Short-Term Parking - Parkhurst Boulevard Map 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12294.pdf>)

NY15.27	ACTION		Delegated	Ward: 33
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### **Parking Prohibitions - Wilkinson Drive and Doubletree Road**

(April 16, 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 installing a "No Parking Anytime" prohibition on the west and south side of Wilkinson Drive, from Patrick Boulevard to Doubletree Road;

2. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the “No Parking Anytime” prohibition on the west side of Doubletree Road, from the southerly limit of Old Sheppard Avenue to a point 122 metres south of the southerly limit of Old Sheppard Avenue;
3. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the “No Parking Anytime” prohibition on the west side of Doubletree Road, from the northerly limit of Patrick Boulevard to a point 106.75 metres north of the northerly limit of Patrick Boulevard; and
4. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing a “No Parking Anytime” prohibition on the west side of Doubletree Road, from Patrick Boulevard to Old Sheppard Avenue

### **Financial Impact**

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

### **Summary**

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

To obtain approval to prohibit parking at anytime on the west and south side of Wilkinson Drive, from Patrick Boulevard to Doubletree Road and to extend the current parking prohibitions on the west side of Doubletree Road, from Old Sheppard Avenue to Patrick Boulevard.

The implementation of parking prohibitions on Wilkinson Drive will address the residents’ concerns regarding vehicles continually parked on the west and south side, from Patrick Boulevard to Doubletree Road. Residents have also requested that the existing parking prohibitions on the west side of Doubletree Road be extended to encompass the newly completed subdivision road.

### **Background Information**

Parking Prohibitions - Wilkinson Drive and Doubletree Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12311.pdf>)

Parking Prohibitions - Wilkinson Drive and Doubletree Road Map 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12312.pdf>)

NY15.28	ACTION		Delegated	Ward: 34
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### **Disabled Persons’ Loading Zone - Cranborne Avenue**

(April 14, 2008) Report from Director, Transportation Services Division, North York District

## Recommendations

Transportation Services Division, North York District recommends that:

1. an on-street loading zone for persons with disabilities be installed on the east side of Cranborne Avenue, between a point 30 metres south of Eglinton Avenue East and a point six metres further south thereof.

## Financial Impact

All costs associated with the installation of the on-street disabled person's loading zone are included within the Transportation Services Division's 2008 Operating Budget.

## Summary

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

To obtain approval to install an on-street disabled persons' loading zone adjacent to Unit #110-1837 Eglinton Avenue East, on Cranborne Avenue.

The implementation of the disabled persons' loading zone will address the needs of the residents of Unit #110-1837 Eglinton Avenue East, while only reducing the available on-street parking by one space.

## Background Information

Disabled Persons' Loading Zone - Cranborne Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12301.pdf>)

Disabled Persons' Loading Zone - Cranborne Avenue Map 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12302.pdf>)

NY15.29	ACTION	Adopted		Ward: 25
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## Stopping Prohibitions - Bayview Avenue from Highway No. 401 to Glenvale Avenue

(April 22, 2008) Memo from City Clerk

## Summary

North York Community Council, at its meeting on February 12, 2008, in dealing with Item NY13.10 headed, "Stopping Prohibitions - Bayview Avenue (Ward 25 – Don Valley West)", authorized the Director, Transportation Services, North York District, to consult with abutting community groups and Councillor Jenkins and Councillor Parker, on a proposal to extend the No Stopping prohibitions along Bayview Avenue from Highway No. 401 to Glenvale Avenue on the east side and Broadway Avenue on the west side, and report to the North York Community Council meeting on May 6, 2008, on the merits of this proposal.

NY15.30	ACTION			Ward: 25
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## Designation of Fire Routes and amendment to Chapter 880 – Fire Routes

(April 10, 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 a fire route pursuant to Municipal Code Chapter 880- Fire Routes – 939 Lawrence Avenue East(Part A); 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-12129.pdf>)

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

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12130.pdf>)

NY15.31	ACTION		Delegated	Ward: 25
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## Naming of Proposed Private Lane at 2130 Bayview Avenue

(April 16, 2008) Report from City Surveyor

### Recommendations

The City Surveyor recommends that:

1. the proposed private lane at 2130 Bayview Avenue, be named “Hargrave Lane”;
2. Cresford Developments pays the costs, estimated to be \$600.00, for the fabrication and installation of street name signs;
3. the owners or their successors of the subject lands shall maintain, at their own risk, the signage installed under Recommendation (2) of this staff report; and
4. 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. The estimated costs of \$600.00 for the street name signs are to be paid by the applicant

### Summary

This staff report is about a matter for which the community council has delegated authority from City Council to make a final decision.

This report recommends that the name “Hargrave Lane” be approved to identify the proposed private lane at the residential development at 2130 Bayview Avenue. Naming the lane will facilitate the identification of the proposed units fronting thereon.

### Background Information

Naming - 2130 Bayview Ave

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12236.pdf>

NY15.32	ACTION		Delegated	Ward: 33
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### Naming of Proposd Private Street at 25 Buchan Court

(April 16, 2008) Report from City Surveyor

### Recommendations

The City Surveyor recommends that:

1. the proposed private street at 25 Buchan Court, be named “Bloorview Place”;
2. Cityzen Development Corporation pays the costs, estimated to be \$300.00, for the fabrication and installation of a street name sign;
3. the owners or their successors of the subject lands shall maintain, at their own risk, the signage installed under Recommendation (2) of this staff report; and

4. 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. The estimated costs of \$300.00 for the street name sign are to be paid by the applicant

### Summary

This staff report is about a matter for which the community council has delegated authority from City Council to make a final decision.

This report recommends that the name “Bloorview Place” be approved to identify the proposed private street at the residential development at 25 Buchan Court. Naming the street will facilitate the identification of the proposed residential buildings and units fronting thereon.

### Background Information

Naming - 25 Buchan Crt

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12252.pdf>)

NY15.33	ACTION		Delegated	Ward: 26
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### Appointment to Leaside Gardens Board of Management

(March 27, 2008) Letter from Henry Stachelbeck, General Manager/Secretary of the Board of Management, Leaside Memorial Community Gardens

### Summary

General Manager/Secretary of the Board of Management, advising that as of December 12, 2007, Ms. Janet Hercz resigned from the Leaside Gardens Board of Management and the Board of Management has appointed a new member, effective March 26, 2008.

NY15.34	Information		Transactional	Ward: 25, 26, 34
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### Identifying Land to Purchase for a new Multi-pad Ice Arena in Wards 25, 26, or 34

(April 18, 2008) Report from General Manager, Parks, Forestry and Recreation

## Summary

This report provides a status update on the search for a suitable site to locate a new twin pad ice arena within Ward 25, 26 and 34. This report explains the process that this site selection study will take, and criteria that will be used to determine the priority of potential acquisition sites as well as a preliminary list of candidate sites.

Currently, there is a single-pad ice arena located at the Don Mills Centre at 1030 Don Mills Road, being the Don Mills Civitan Arena. The Arena was constructed approximately 47 years ago and was last renovated approximately 24 years ago. The Arena is well used but faces problems as a result of the age of the building, the related maintenance, and a severe parking shortage.

Due to the age, deteriorating condition and lack of parking of the Civitan Arena, it was recommended that staff prioritize the task of locating and securing a site in the vicinity of the Don Mills Civitan Arena for the purpose of developing a new multi-pad ice arena, to include at least two ice pads.

Parks, Forestry and Recreation (PFR) had previously initiated a preliminary site evaluation for a smaller project area that was subsequently expanded by Council direction. Parks, Forestry and Recreation (PFR) needs to continue the search for a location to accommodate a new twin pad ice arena to replace the Don Mills Civitan Arena.

## Background Information

Multipad Ice Arena - Land to Purchase

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12412.pdf>)

Multipad Ice Arena - Land to Purchase - Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12413.pdf>)

Multipad Ice Arena - Land to Purchase - Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12415.pdf>)

Multipad Ice Arena - Memo to City Clerk

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12429.pdf>)

**(Deferred from April 8, 2008 – Item NY14.61)**

NY15.35	ACTION			Ward: 16
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## Application of Alternative Parkland Dedication By-law and Applicable Parkland Dedication Requirement for 1066 Avenue Road

(March 18, 2008) Memo from City Clerk

## Summary

City Council at its meeting on March 3, 5 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-12163.pdf>

## **35a Applicable Parkland Dedication Requirement for 1066 Avenue Road**

(March 31, 2008) Report from General Manager, Parks, Forestry and Recreation

### **Financial Impact**

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

### **Summary**

To report on the application of the alternative parkland dedication by-law as it relates to 1066 Avenue Road.

A retirement home without the benefit of both full sanitary and full kitchen provisions and the provision of housekeeping services and meal plans are viewed as being commercial in nature in terms of parkland dedication and, therefore, subject to 2% parks levy.

### **Background Information**

Applicable Parkland Dedication Requirement for 1066 Avenue Road  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12164.pdf>

**(Deferred from April 8, 2008 – Item NY14.61)**

NY15.36	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-12162.pdf>

NY15.37	ACTION			Ward: 25
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### Preliminary Report - Rezoning Application - 2516 Bayview Avenue

(April 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 submitted on February 19, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to construct a second storey addition above the existing Shoppers Drug Mart located within the York Mills Shopping Centre at 2516 Bayview Avenue.

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.

## Background Information

Preliminary Report - Rezoning Application - 2516 Bayview Avenue  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12132.pdf>

NY15.38	ACTION			Ward: 24
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## Preliminary Report - OPA & Rezoning Applications - 17, 19, 21, 23 Kenaston Gardens

(April 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 on February 20, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

Daniels HR Corporation has assembled four residential lots at 17, 19, 21 and 23 Kenaston Gardens and is requesting an amendment to the Official Plan and Zoning By-law in order to redevelop the lands with an 8-storey, 129-unit residential condominium apartment building with ground floor retail uses and three levels of underground parking.

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. Staff anticipate holding a community consultation meeting in the summer of 2008. A Final Report and a Public Meeting under the Planning Act is targeted for the end of this year, providing the applicant submits any required information in a timely manner.

## Background Information

Preliminary Report - OPA & Rezoning Applications - 17-23 Kenaston Gardens  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12170.pdf>

NY15.39	ACTION			Ward: 23
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## Preliminary Report - Rezoning Application - 448 & 456 Kenneth Avenue

(April 11, 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 of the Planning Act.

### Financial Impact

The recommendations in this report have no financial impact.

### Summary

This application was submitted in December 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 former City of North York Zoning By-law No. 7625 to construct two 3-storey townhouse buildings containing 29 stacked residential units at 448 and 456 Kenneth Avenue.

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 intended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor for June 2008. A final report and public meeting under the Planning Act to consider this application is targeted for the first quarter of 2009, provided that any required information is submitted in a timely manner.

## Background Information

Preliminary Report - Rezoning Application - 448 & 456 Kenneth Avenue  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12133.pdf>

NY15.40	ACTION			Ward: 23
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### **Preliminary Report - OPA & Rezoning, Site Plan - 17-23 Clairtrell Road & 391 Spring Garden Avenue**

(April 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 submitted on December 21, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The application proposes to construct an 8 storey, 155 unit residential apartment building at 17, 19, 21, 23 Clairtrell Road and 391 Spring Garden Avenue.

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

#### **Background Information**

Preliminary Report - OPA & Rezoning, Site Plan - 17-23 Clairtrell Road & 391 Spring Garden Avenue

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12134.pdf>

NY15.41	ACTION	11:00 AM		Ward: 15
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### **Final Report - Official Plan Amendment, Rezoning and Draft Plan of Common Elements Condominium - 251 Ranee Avenue**

(April 11, 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 attached as Attachment No. 7;
2. City Council amend the Zoning By-law for 251 Ranee Avenue 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 Amendment and/or draft Zoning By-law Amendment as may be required; and
4. in accordance with the delegated approval under By-law 229-2000, City Council be advised that the Chief Planner may approve the Draft Plan of Common Elements Condominium, as generally illustrated on Attachment 2, subject to:
  - a. the appropriate conditions, which 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 may deem to be appropriate to address matters arising from the on-going technical review of this development.

## **Financial Impact**

The recommendations in this report have no financial impact.

## **Summary**

The applications to amend the Official Plan and Zoning By-law were made in July, 2005 and are not subject to the new provisions of the Planning Act and the City of Toronto Act, 2006. The application for Draft Plan of Common Elements Condominium was submitted after January 1, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

The application proposes a seven unit, 3-storey lane-based townhouse development with an overall density of approximately 0.6 FSI (30 units per hectare). Each townhouse is provided with rear-yard amenity space and accessory 2-car garages accessed by an L-shaped private driveway running parallel to the rear property line and connecting to Ranee Avenue.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law. The proposal is consistent with the Provincial Policy Statement and Provincial Plans, as well as the Growth Plan for the Greater Golden Horseshoe. The Official Plan Amendment redesignating the lands from Parks and Open Space – Parks to Neighbourhoods is appropriate for this site. City Council declared the site as surplus in 2002 and the lands are now privately owned. The proposed development is in keeping with the

policies of the Official Plan and applicable guidelines.

This report also advises that the Chief Planner may approve the Draft Plan of Common Elements Condominium. The new Planning Act provisions for Draft Plan of Common Elements Condominium in the Planning Act now require that a public meeting be held.

### Background Information

Final Report - Official Plan Amendment, Rezoning and Draft Plan of Common Elements Condominium - 251 Ranee Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12131.pdf>)

NY15.42	ACTION	11:15 AM		Ward: 23
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### Request for Direction Report - Rezoning and Site Plan Control Application - 9 and 15 Bales Avenue and 34 and 44 Avondale Avenue

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

### Recommendations

The City Planning Division recommends that City Council:

1. support the proposed Zoning Amendment for an 11-storey residential building on the subject site, with a total maximum gross floor area of up to 6,759 m<sup>2</sup> and not to exceed the maximum base density plus combined density incentives and transfers authorized by the North York Centre Secondary Plan, substantially as outlined in this Report.
2. support the proposed Site Plan Control Approval application substantially in accordance with the plans and conditions of approval as outlined in Attachment No. 6, including the requirement that the Owner enter into an appropriate Site Plan Agreement to the satisfaction of the City Solicitor.
3. authorize the City Solicitor and appropriate City staff to attend at the Ontario Municipal Board in support of the position outlined in this Report.
4. authorize the City Solicitor to request that the Ontario Municipal Board withhold its Order with respect to the Zoning Amendment Application for the proposed 11-storey building until such time as:
  - (a) a Zoning By-law Amendment is prepared to the satisfaction of the City Solicitor in consultation with the Chief Planner or designate; and
  - (b) the Owner has entered into a Section 37 Agreement to the satisfaction of the City Solicitor, in consultation with the Chief Planner or designate, to provide the facilities, services and/or matters as generally outlined below:
    - (i) the provision of 1.5 m<sup>2</sup> per unit indoor recreational amenity area;



- (ii) the provision of a minimum of 0.1 bicycle parking spaces for each non grade-related unit, in a 19 m<sup>2</sup> indoor, at-grade common bicycle storage room conveniently accessible to the outside, or such other amount and configuration as may be determined by the Ontario Municipal Board through the disposition of appeals with respect to OPA 567, the proposed general amendment to the North York Centre Secondary Plan with respect to bicycle storage;
  - (iii) the conveyance to the City, for North York Centre Service Road purposes, of the property municipally known as 44 Avondale Avenue, with an area of approximately 274 m<sup>2</sup>, free and clear of any structures, tenancies and encumbrances, and with any necessary environmental certification to the satisfaction of the Director, Technical Services, no later than 90 days from the date of final approval of the site-specific zoning by-law for the project. The Owner is also required to sod the property and provide any appropriate fencing along the property boundaries in a manner acceptable to the Director of Transportation Services, and to provide a certified cheque in the amount of \$10,000.00 for the cost of property maintenance;
  - (iv) a monetary contribution toward the City's cost of land acquisition for the North York Centre Service Road and associated road network and buffer areas, and/or toward the cost of constructing and furnishing a public recreational centre or social facility serving the North York Centre, for the proposed density incentive of approximately 600 m<sup>2</sup>. The Owner shall provide the monetary contribution in the form of a certified cheque, no later than 10 days from the date of final approval of the site-specific zoning by-law for the project. The amount of the monetary contribution shall be equal to the market value of density in the North York Centre as recommended by the Director of Real Estate Services; and
  - (v) the provision of one Toronto Transit Commission Metropass per unit for a period of one year.
5. authorize the City Solicitor to request that the Ontario Municipal Board withhold its Order with respect to the Site Plan Control Approval application, and that the implementing zoning by-law not come into full force and effect, until such time as the applicant has satisfied all of the site plan pre-approval conditions listed in Attachment No. 6, including entering into an appropriate Site Plan Agreement to the satisfaction of the City Solicitor, in consultation with the Chief Planner or designate.
6. authorize the City Solicitor and any appropriate City staff to take actions as necessary to give effect to the recommendations of this Report.

### **Financial Impact**

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

## Summary

This development application was made prior to January 1, 2007 and is therefore not subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes an 11-storey residential building at the northeast corner of Bales Avenue and Avondale Avenue. The site is located within the area east of Yonge Street, north of Highway 401 and south of Sheppard Avenue East.

The developer's solicitor has appealed the proposed Zoning Amendment and Site Plan Control Approval applications to the Ontario Municipal Board, as a Council decision has not been made within the allotted time frames.

The proposed project represents an appropriate development of the subject site. This Report seeks Council's support of the proposed Zoning Amendment and Site Plan Control Approval applications, and recommends that staff attend at the Ontario Municipal Board in support of the proposal.

## Background Information

Directions Report - BalesAvondale

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12233.pdf>

NY15.43	ACTION	11:30 AM		Ward: 25
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## Demolition of a Structure Within the Blythwood Heritage Conservation District & Approval of a Replacement Structure - 112 Blythwood Road

*Statutory - Ontario Heritage Act, RSO 1990*

(March 27, 2008) Report from Director, Policy and Research, City Planning Division

## Recommendations

The City Planning Division recommends that:

1. City Council approve the request to demolish the house at 112 Blythwood Road in the Blythwood Heritage Conservation District, in accordance with Section 42 (1) of the Ontario Heritage Act;
2. City Council approve the plans for the replacement buildings, as shown in the plans submitted by the applicant, Sam Spagnuolo, CS&P Architects, Inc. including; Landscape Plan 20F dated Dec. 13/ 07, Plans 2 to 9 dated revised March 28, 2008, all date stamped received by Heritage Preservation Services March 28, 2008, on file with the Manager, Heritage Preservation Services, and that the replacement structure be constructed substantially in accordance with the submitted plans, subject to the owner; and

- a. prior to the issuance of any building permit for the replacement buildings located at 112 Blythwood Road, including a permit for the demolition, excavation, and/or shoring of the subject property, providing building permit drawings satisfactory to the Manager, Heritage Preservation Services.

### **Financial Impact**

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

### **Summary**

This report recommends that City Council approve the demolition of an un-rated house in the Blythwood Heritage Conservation District, (BHCD) and approve the design of the replacement structure, with a condition that the owner obtain approval from the Manager, Heritage Preservation Services (HPS) for the final building permit plans.

The existing house does not contribute to the heritage character of the BHCD and the replacement house is in accordance with the BHCD Study Guidelines.

### **Background Information**

Demolition of a Structure Within the Blythwood Heritage Conservation District & Approval of a Replacement Structure - 112 Blythwood Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12277.pdf>)

Demolition - 112 Blythwood Road Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12278.pdf>)

Demolition - 112 Blythwood Road Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12279.pdf>)

Demolition - 112 Blythwood Road Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12280.pdf>)

Demolition - 112 Blythwood Road Attachment 4

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12281.pdf>)

Demolition - 112 Blythwood Road Attachment 5

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12282.pdf>)

Demolition - 112 Blythwood Road Attachment 6

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12283.pdf>)

## **43a Demolition of a Structure within the Blythwood Heritage Conservation District and Approval of a Replacement Structure - 112 Blythwood Road**

(April 19, 2008) Letter from Toronto Preservation Board

### **Recommendations**

The Toronto Preservation Board:

1. deferred consideration of the report (March 27, 2008) from the Director, Policy and Research, City Planning Division, to the May 22, 2008 meeting of the Board and

requested that the Project Architects be present at that time to answer Member's questions;

2. requested that Heritage Preservation Services staff work with the Architect to revise the design of the portico and the dormer windows to a more appropriate scale; and
3. requested the North York Community Council to also defer consideration of the report to the June 19, 2008 meeting.

### Summary

The Toronto Preservation Board on April 18, 2008, considered the report (March 27, 2008) from the Director, Policy and Research, City Planning Division.

### Background Information

Toronto Preservation Board Decision

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12449.pdf>)

**(Deferred from April 8, 2008 – Item NY14.38)**

NY15.44	Information	11:45 A.M.		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-12159.pdf>)

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

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12160.pdf>)

Snow Clearing - North York District - Removal Guidelines

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12161.pdf>)

NY15.45	Presentation	12:15 PM		
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**Presentation to Recipients of the Community Police Liaison Committee (C.P.L.C.) 32 Division - 2008 Poster Awards**

**Summary**

Presentation to recipients of the Community Police Liaison Committee (C.P.L.C.) 32 Division - 2008 Poster Awards, to commemorate March 21 - The International Day for the Elimination of Racial Discrimination.

NY15.Bills	ACTION		Delegated	
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**General Bills**

**Confirmatory Bills**