
North York Community Council

Meeting No.	17	Contact	Francine Adamo, Committee Administrator
Meeting Date	Monday, July 7, 2008	Phone	416-395-7348
Start Time	9:30 AM	E-mail	nycc@toronto.ca
Location	Council Chamber, North York Civic Centre		

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

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

Confirmation of Minutes - June 10, 2008

Schedule of Timed Items

9:45 a.m.	-	NY17.1
10:15 a.m.	-	NY17.2 - NY17.3
10:30 a.m.	-	NY17.4 - NY17.5
10:45 a.m.	-	NY17.6 - NY17.7
11:00 a.m.	-	NY17.8 - NY17.10
11:15 a.m.	-	NY17.11 - NY17.12
1:30 p.m.	-	NY17.30
1:45 p.m.	-	NY17.31
2:00 p.m.	-	NY17.32
2:15 p.m.	-	NY17.33
2:30 p.m.	-	NY17.34
3:00 p.m.	-	NY17.35

(Deferred from April 8, 2008 - Item NY14.16, May 6, 2008 - Item NY15.15 and June 10, 2008 - Item NY16.35 for Public Presentation and Debate on July 7, 2008)

NY17.1	Information	9:45 AM	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

Staff Report - Removal Process of Illegal Signs

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13807.pdf>

Communications

(May 5, 2008) e-mail from Rami Tabetlo, Co-ordinator, IllegalSigns.ca (NY.Main.NY17.1.1)

(Deferred from June 10, 2008 - Item NY16.10)

NY17.2	ACTION	10:15 AM	Delegated	Ward: 16
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Fence Exemption Request - 486 Fairlawn Avenue

(May 16, 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 486 Fairlawn Avenue, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the flankage yard within 2.4 metres of side lot line and 2.4 metres of any driveway is 2 metres for open mesh chain link fence or equivalent open fence construction that does not restrict sight lines and 800 millimetres for any other type.

Only the portion of the proposed board on board fence that will be located on the northeast corner of the lot requires an exemption. It will be the section within 2.4 metres of the driveway on 148 Ledbury Street. They wish to construct the entire fence to a height of 2 metres. The driveway on 148 Ledbury runs parallel to the north property line at a distance of approximately 20 centimetres.

Background Information

Staff Report - Fence Exemption Request - 486 Fairlawn Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13800.pdf>

NY17.3	ACTION	10:15 AM	Delegated	Ward: 16
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Fence Exemption Request - 656 Bedford Park Avenue

(June 16, 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 656 Bedford Park Avenue, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the side and rear yard in this location is 2 metres.

The constructed fence is in the side and rear yard. It is a standard board on board fence that ranges in height from 2.03 metres to 2.41 metres. It runs parallel to the entire east wall of the garage on 658 Bedford Park Avenue which is approximately 6.4 metres and extends along the house another 4.3 metres.

Background Information

Staff Report - Fence Exemption Request - 656 Bedford Park Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14014.pdf>

NY17.4	ACTION	10:30 AM	Delegated	Ward: 25
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Fence Exemption Request - 27 Alderbrook Drive

(June 16, 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 27 Alderbrook Drive, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the rear yard is 2 metres.

The existing fencing in the side and rear yard is on the south side of the property and consists of different sections. The wood fence sections range in height up to 2.6 metres and extend for approximately 40.2 metres to the front face of the house/garage. The concrete wall which is erected beside the property line and serves as part of the pool enclosure, ranges in height up to 3.5 metres and is approximately 8.7 metres in length.

Background Information

Staff Report - Fence Exemption Request - 27 Alderbrook Drive
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14015.pdf>

NY17.5	ACTION	10:30 AM	Delegated	Ward: 25
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Fence Exemption Request - 66 Northdale Road

(June 16, 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 486 Fairlawn Avenue, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the

maximum height of a fence in the flankage yard within 2.4 metres of side lot line and 2.4 metres of any driveway is 2 metres for open mesh chain link fence or equivalent open fence construction that does not restrict sight lines and 800 millimetres for any other type.

The owner(s) of the subject property are seeking this exemption to the fence bylaw for a partially constructed perimeter fence in the front yard. The wrought iron fence on the west and east sides have not been constructed and will be approximately 2.0 meters in height. The driveway gate and posts which are already constructed are approximately 2.4 metres in height. The wrought iron walkway gate will be approximately 2.0 metres in height. The existing concrete retaining wall which forms part of the walkway entrance and surrounds the parking pad ranges in height to approximately 2.1 metres. These fence heights all exceed the maximum permitted under the bylaw.

Background Information

Staff Report - Fence Exemption Request - 66 Northdale Road
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14026.pdf>

(Deferred from May 6, 2008 - Item NY15.11)

NY17.6	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.
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

Staff Report - Sign Variance - 1150 Sheppard Ave W

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13803.pdf>)

Attachments 1 to 5 - Sign Variance - 1150 Sheppard Ave W

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13804.pdf>)

NY17.7	ACTION	10:45 AM	Delegated	Ward: 16
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Sign Variance Request for a Roof Sign - 544 Eglinton Ave. West

(June 16, 2008) Report from Director of Building and Deputy Chief Building Official

Recommendations

Toronto Building North York Division recommends that:

1. Request for variances be approved.
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 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 Steve Wolowich of CBS Outdoor on behalf of Yet Wai Lee, for an approval of a variance from former City of Toronto Municipal Code, Signs Chapter 297, as amended, to permit the erection of one back to back illuminated third party roof sign at 544 Eglinton Ave. West.

Background Information

Staff Report - Sign Variance Request for a Roof Sign - 544 Eglinton Ave. West

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13821.pdf>)

NY17.8	ACTION	11:00 AM	Delegated	Ward: 16
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Request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit a front yard parking pad at 168 Roselawn Avenue

(June 19, 2008) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

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

Financial Impact

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

Summary

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

To report on a request for an exemption from Chapter 918 of the City of Toronto Municipal Code, to permit a front yard parking pad at 168 Roselawn Avenue which does not meet the technical requirements of the Code as on-street parking is available.

As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Background Information

Staff Report - Front yard parking pad at 168 Roselawn Avenue

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14016.pdf>

Attachment 1 - Site plan - Front yard parking pad - 168 Roselawn Avenue

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14017.pdf>

NY17.9	ACTION	11:00 AM	Delegated	Ward: 16
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Request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit a front yard parking pad at 412 St. Germain Avenue

(June 19, 2008) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

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

Financial Impact

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

Summary

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

To report on a request for an exemption from Chapter 918 of the City of Toronto Municipal Code, to permit the maintenance of a front yard parking pad at 412 St. Germain Avenue which does not meet the requirements of the Code as the mutual driveway width exceeds the maximum permitted 2.2 m width.

As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Background Information

Staff Report - Front yard parking pad at 412 St. Germain Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14009.pdf>)

Attachment 1 - Site plan - Front yard parking pad - 412 St. Germain Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14013.pdf>)

NY17.10	ACTION	11:00 AM	Delegated	Ward: 16
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Request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit a front yard parking pad at 487 Castlefield Avenue

(June 19, 2008) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

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

Financial Impact

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

Summary

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

To report on a request for an exemption from Chapter 918 of the City of Toronto Municipal Code, to permit the maintenance of a front yard parking pad at 487 Castlefield Avenue which does not meet the requirements of the Code as the property has a 2.37 m wide private driveway.

As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Background Information

Staff Report - Front yard parking pad at 487 Castlefield Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14020.pdf>)

Attachment 1 - Site Plan - Front yard parking pad at 487 Castlefield Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14021.pdf>)

NY17.11	ACTION	11:15 AM	Delegated	Ward: 16
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Request for an exemption from Chapter 400 of the former City of Toronto Municipal Code to permit two vehicle front yard parking at 118 Orchard View Boulevard

(June 19, 2008) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

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

Financial Impact

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

Summary

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

To report on a request for an exemption from Chapter 400 of the former City of Toronto Municipal Code, to permit two vehicle front yard parking at 118 Orchard View Boulevard which does not meet the requirements of the Code.

As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Background Information

Staff Report and Attachments - Front yard parking at 118 Orchard View Boulevard
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14005.pdf>

NY17.12	ACTION	11:15 AM	Delegated	Ward: 16
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Request for an exemption from Chapter 400 of the former City of Toronto Municipal Code to permit two vehicle driveway widening parking at 264 Castlefield Avenue

(June 19, 2008) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. The appeal for two vehicle driveway widening parking be denied as the proposal does not comply with the requirements of the Municipal Code.

Financial Impact

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

Summary

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

To report on a request for an exemption from the Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, for an appeal received prior to the implementation of Chapter 918, to permit two vehicle driveway widening parking at 264 Castlefield Avenue which does not meet the requirements of the Code.

As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Background Information

Staff Report and Attachments - Two vehicle driveway widening parking at 264 Castlefield Avenue

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14003.pdf>

Attachment 1- Site plan - Two driveway widening parking pads - 264 Castlefield Avenue

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14018.pdf>

(Deferred from January 15, 2008 - Item NY12.15 and May 6, 2008 - Item NY15.20)

NY17.13	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.
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

Staff Report - 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-13801.pdf>)

Attachment 1 - Area Map - 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-13802.pdf>)

NY17.14	ACTION			Ward: 24
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Installation of Traffic Control Signals - Otonabee Avenue and Willowdale Avenue

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

Recommendations

The Transportation Services Division recommends that:

1. The existing pedestrian crossover at the intersection of Willowdale Avenue and Otonabee Avenue be replaced with traffic control signals.

2. The existing pedestrian crossover at the intersection of Willowdale Avenue and Abitibi Avenue be modified with enhancements to flashing beacons, signs and pavement markings.

Financial Impact

All costs associated with the installation of traffic control signals at the intersection of Otonabee Avenue and Willowdale Avenue and the enhancement of the existing PXO at the intersection of Abitibi Avenue and Willowdale Avenue are included in capital account CTP-708-26 – PXO Replacement & Visibility Enhancement program.

Summary

To obtain approval to modify recommendations adopted by Toronto City Council for a Works Committee report entitled “Pedestrian Crossover Review (Part II) – Minor Arterial Roadways (All Wards)” in order to install traffic control signals at the intersection of Otonabee Avenue and Willowdale Avenue and to provide enhancement of the existing Pedestrian Crossover (PXO) at the intersection of Abitibi Avenue and Willowdale Avenue.

The replacement of the existing PXO at the intersection of Willowdale Avenue and Otonabee Avenue with traffic control signals and the enhancement of the existing PXO at the intersection of Willowdale Avenue and Abitibi Avenue is the appropriate form of traffic control on Willowdale Avenue, south of Steeles Avenue East.

Background Information

Staff Report - Installation of Traffic Control Signals - Otonabee Avenue and Willowdale Avenue

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14137.pdf>

Attachment - Map - Traffic Control Signals - Otonabee Avenue and Willowdale Avenue

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14138.pdf>

NY17.15	ACTION		Delegated	Ward: 15
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One-Way Street Designations - Tommy Douglas Gardens and Beograd Gardens

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

Recommendations

Transportation Services Division, North York District recommends that:

1. By-laws 196-84 and 2958-94, of the former City of York, be amended to delete Tommy Douglas Gardens as a one-way street, from the southerly limit of Roselawn Avenue (west leg) to the southerly limit of Roselawn Avenue (east leg), any time as a counter-clockwise direction.
2. By-laws 196-84 and 2958-94, of the former City of York, be amended to designate Tommy Douglas Gardens as a one-way street from the south limit of Roselawn Avenue

(west leg) to a point 155 metres south/east from the south limit of Roselawn Avenue (west leg), any time in a clockwise direction.

3. By-laws 196-84 and 2958-94, of the former City of York, be amended to delete the entry prohibition to Tommy Douglas Gardens (east leg) from the southerly limit of Roselawn Avenue.
4. By-laws 196-84 and 2958-94, of the former City of York, be amended to prohibit entry to Tommy Douglas Gardens (west leg) from the south limit of Roselawn Avenue.
5. By-laws 196-84 and 2958-94, of the former City of York, be amended to prohibit entry to Tommy Douglas Gardens (east leg) from a point 40 metres south/west of the south limit of Roselawn Avenue (east leg).
6. By-laws 196-84 and 2958-94, of the former City of York, be amended to delete Beograd Gardens as a one-way street from the southerly limit of Roselawn Avenue (west leg) to the southerly limit of Roselawn Avenue (east leg), any time as a counter-clockwise direction.
7. By-laws 196-84 and 2958-94, of the former City of York, be amended to designate Beograd Gardens as a one-way street from a point 39 metres south/east of the south limit of Roselawn Avenue (west leg) to the south limit of Roselawn Avenue (east leg), any time as a counter-clockwise direction.
8. By-laws 196-84 and 2958-94, of the former City of York, be amended to prohibit entry to Beograd Gardens (west leg) from a point 39 metres south/east of the south limit of Roselawn Avenue (west leg).

Financial Impact

All costs associated with the implementation of the one-way street operation on Tommy Douglas Gardens and Beograd Gardens 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 amend the one-way traffic flow operations on Tommy Douglas Gardens and Beograd Gardens.

The amendments to the one-way traffic operations on Tommy Douglas Gardens and Beograd Gardens will address the residents' concerns regarding motorists exiting the condominium parking lots at 1001 Roselawn Avenue, from travelling the wrong way on a one-way street.

Background Information

Staff Report - One-Way Street Designations - Tommy Douglas Gardens and Beograd Gardens (<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14114.pdf>)

Attachment 1 - Site Map - One-Way Street - Tommy Douglas Gardens and Beograd Gardens (<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14115.pdf>)

Attachment 2 - Site Map - One-Way Street Network - Tommy Douglas Gardens and Beograd Gardens

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14116.pdf>)

NY17.16	ACTION			Ward: 15
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Pedestrian Crossing Prohibition - Lawrence Avenue West at Shermount Avenue

(June 16, 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 Shermount Avenue and a point 30.5 metres west of the west curb line of Shermount Avenue.

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 west side of the signalized intersection at Lawrence Avenue West and Shermount Avenue.

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

Background Information

Staff Report - Pedestrian Crossing Prohibition - Lawrence Avenue West at Shermount Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14122.pdf>)

Attachment 1 - Map - Pedestrian Crossing Prohibition - Lawrence Avenue West at Shermount Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14123.pdf>)

NY17.17	ACTION		Delegated	Ward: 10
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Parking Regulations - Harlock Boulevard

(June 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 31001, of the former City of North York, be amended to prohibit parking, from 8:00 a.m. to 5:00 p.m., Monday to Friday, on the east side of Harlock Boulevard, from Almore Avenue to Bainbridge Avenue.

Financial Impact

All costs associated with the installation of the 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 City policy or by-laws.

To obtain approval to implement parking prohibitions on the east side of Harlock Boulevard, from Almore Avenue to Bainbridge Avenue.

The implementation of parking prohibitions will address residents' concerns regarding the employees and visitors associated with `Dublin Heights Public School and St. Roberts Catholic School continually parking their vehicles on both sides of Harlock Boulevard.

Background Information

Staff Report - Parking Regulations - Harlock Boulevard

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14124.pdf>

Attachment 1 - Location Map - Parking Regulations - Harlock Boulevard

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14132.pdf>

NY17.18	ACTION		Delegated	Ward: 23
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Parking Regulations - Tolman Street

(June 17, 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 31001, of the former City of North York, be amended to delete the "No Parking Anytime" prohibition on the north side Tolman Street, from the westerly limit of Yonge Street to the easterly limit of Lorraine Drive.
2. Schedule VIII of By-law 31001, of the former City of North York, be amended to implement a "No Parking Anytime" prohibition on both sides of Tolman Street, from Yonge Street to Lorraine Drive.

Financial Impact

All costs associated with the installation of the 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 City policy or by-laws.

To obtain approval to implement parking prohibitions on both sides of Tolman Street, from Yonge Street to Lorraine Drive.

The amendments to the parking regulations on Tolman Street, between Yonge Street and Lorraine Drive will address the residents' concerns regarding continuous long-term parking on the south side of the roadway.

Background Information

Staff Report - Parking Regulations - Tolman Street

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14143.pdf>

Attachment 1 - Map - Tolman Street - Parking Regulations

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14144.pdf>

Attachment 2 - Map - Tolman Street - Option 1 and 2

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14145.pdf>

Attachment 3 - Map - Tolman Street - Option 3 and 4

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14146.pdf>

NY17.19	ACTION		Delegated	Ward: 23
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Turn Restrictions - Endell Street

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

Recommendations

Transportation Services Division, North York District recommends that:

1. Schedule XV of By-law 31001, of the former City of North York, be amended to prohibit eastbound left turns from the northerly driveway of 252 Finch Avenue West, at a point 65 metres north of Finch Avenue West onto Endell Street.
2. Schedule XV of By-law 31001, of the former City of North York, be amended to prohibit eastbound right turns from the northerly driveway of 252 Finch Avenue West, at a point 65 metres north of Finch Avenue West onto Endell Street.

Financial Impact

All costs associated with the implementation of the turn restrictions 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 prohibit outbound movements to Endell Street from the north driveway associated with the property located at 252 Finch Avenue West (Associated Hebrew Schools of Toronto).

The installation of the turn restrictions at this location would be in keeping with the conditions of this development and will reduce traffic infiltration into the adjacent residential community.

Background Information

Staff Report - Turn Restrictions - Endell Street

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14125.pdf>)

Attachment 1 - Site Map - Turn Restrictions - Endell Street

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14126.pdf>)

NY17.20	ACTION		Delegated	Ward: 16
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School Zone Review - St. Clements Avenue and Castlefield Avenue - Allenby Public School

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

Recommendations

Transportation Services Division, North York District recommends that:

1. The existing no parking 8:30 a.m. to 6:00 p.m. prohibition on the north side of St. Clements Avenue, from a point 111.3 metres west of Avenue Road to a point 61.0 metres further west, be deleted.
2. The existing no parking, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the south side of St. Clements Avenue, from a point 37 metres west of Avenue Road to a point 62 metres further west thereof, be deleted.
3. The existing no parking, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the south side of St. Clements Avenue, from a point 120 metres west of Avenue Road to a point 49.5 metres further west thereof, be deleted.
4. The existing no stopping, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the south side of St. Clements Avenue, from a point 99 metres west of Avenue Road to a point 120 metres west of Avenue Road, be deleted.
5. Parking be prohibited at anytime on both sides of St. Clements Avenue, from Avenue Road to a point 37 metres west.

6. A 10 minute Permitted Parking, from 8:00 a.m. to 4:00 p.m., Monday to Friday, restriction on the south side of St. Clements Avenue, from a point 37 metres west of Avenue Road to a point 120 metres west of Avenue Road (student drop-off / pick-up zone), be installed.
7. A no stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the south side of St. Clements Avenue, from a point 120 metres west of Avenue Road to a point 170 metres west of Avenue Road , be installed.
8. A no stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the north side of St. Clements Avenue, from a point 37 metres west of Avenue Road to a point 170 metres west of Avenue Road , be installed.
9. The existing no parking, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the south side of Castlefield Avenue, from a point 109.7 metres west of Avenue Road to a point 41.1 metres further west, be deleted.
10. The existing no parking, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the north side of Castlefield Avenue, from a point 34 metres west of Avenue Road to a point 56.5 metres further west thereof, be deleted.
11. The existing no parking, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the north side of Castlefield Avenue, from a point 97 metres west of Avenue Road to a point 12.5 metres further west thereof, be deleted.
12. The existing no stopping, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the north side of Castlefield Avenue, from Avenue Road to a point 34 metres west thereof, be deleted.
13. The existing no stopping, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the north side of Castlefield Avenue, from a point 90.5 metres west of Avenue Road to a point 6.5 metres further west thereof, be deleted.
14. A 10 minute Permitted Parking, from 8:00 a.m. to 4:00 p.m., Monday to Friday, restriction on the north side of Castlefield Avenue, from a point 21 metres west of Avenue Road to a point 90 metres west of Avenue Road (student drop-off / pick-up zone), be installed.
15. Parking be prohibited at anytime on the north side of Castlefield Avenue, from a point 90 metres west of Avenue Road to a point 96 metres west of Avenue Road.
16. Parking be prohibited, from 8:00 a.m. to 4:00 p.m., Monday to Friday, on the north side of Castlefield Avenue, from a point 96 metres west of Avenue Road to a point 110 metres west of Avenue Road.
17. A no stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the north side of Castlefield Avenue, from a point 15 metres west of Avenue Road to a point 190 metres west of Avenue Road, be installed.

18. A no stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the south side of Castlefield Avenue, from a point 110 metres west of Avenue Road to a point 172 metres west of Avenue Road, be installed.

Financial Impact

All costs associated with the amendment of the parking and stopping prohibitions on St. Clements Avenue and Castlefield 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 amend the existing parking and stopping restrictions on the both sides of St. Clements Avenue and Castlefield Avenue, in the vicinity of Allenby Public School.

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

Background Information

Staff Report and Attachments 1 & 2 - School Zone Review - St. Clements Avenue and Castlefield Avenue - Allenby Public School
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14032.pdf>

NY17.21	ACTION		Delegated	Ward: 15
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Traffic Calming - Brucewood Crescent, Drexel Road to Prince Charles Drive

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

Recommendations

Transportation Services Division, North York District recommends that:

1. Speed humps not be installed on Brucewood Crescent, between Drexel Road and Prince Charles Drive.

Financial Impact

There is no financial impact associated with 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 staff report is to report on the feasibility of installing traffic calming measures (speed humps) on Brucewood Crescent, from Drexel Road to Prince Charles Drive.

The results of a Traffic Calming Assessment on Brucewood Crescent, from Drexel Road to Prince Charles Drive, indicate that the minimum requirements of the Traffic Calming Warrant have not been achieved.

Background Information

Staff Report - Traffic Calming - Brucewood Cr. & Drexel Rd to Prince Charles Dr.

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14153.pdf>)

Attachment 1 - Location Map - Brucewood Cr. & Drexel Rd to Prince Charles Dr.

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14154.pdf>)

Attachment 2 - Traffic Calming Warrant - Brucewood Cr. & Drexel Rd to Prince Charles Dr.

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14155.pdf>)

NY17.22	ACTION		Delegated	Ward: 23
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Traffic Operations - Avondale Avenue, Harrison Garden Boulevard/Bales Avenue, Humberstone Drive, and Everson Drive

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

Recommendations

Transportation Services, North York District recommends that:

1. Schedule VIII of By-law 31001, of the former City of North York, be amended to delete the “No Parking Anytime” prohibition on both sides of Avondale Avenue, from the easterly limit of Yonge Street to a point 91.5 metres east of the easterly limit of Yonge Street.
2. Schedule VIII of By-law 31001, of the former City of North York, be amended to delete the “No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday” prohibition on the south side of Avondale Avenue, from the easterly limit of Harrison Garden Boulevard to the westerly limit of Oakburn Crescent.
3. Schedule VIII of By-law 31001, of the former City of North York, be amended to prohibit parking from 7:00 a.m. to 6:00 p.m., Monday to Friday, on the south side of Avondale Avenue, from Harrison Garden Boulevard to Oakburn Crescent.
4. Schedule VIII of By-law 31001, of the former City of North York, be amended to delete the “No Parking, 8:30 a.m. to 6:00 p.m., Monday to Friday” prohibition on the north side of Avondale Avenue, from the easterly limit of Bales Avenue to the westerly limit of Tradewind Avenue.
5. Schedule VIII of By-law 31001, of the former City of North York, be amended to prohibit parking from 7:00 a.m. to 6:00 p.m., Monday to Friday, on the north side of Avondale Avenue, from Bales Avenue to Tradewind Avenue.

6. Schedule IX of By-law 31001, of the former City of North York, be amended to install a “No Stopping Anytime” prohibition on both sides of Avondale Avenue, from Yonge Street to Bales Avenue/Harrison Garden Boulevard.
7. Schedule XVIII of By-law 31001, of the former City of North York, be amended to delete the through street designation on Avondale Avenue between the easterly limit of Yonge Street and the westerly limit of Everson Drive.
8. Schedule XVIII of By-law 31001, of the former City of North York, be amended to designate Avondale Avenue as a through street between Yonge Street and Bales Avenue/Harrison Garden Boulevard.
9. Schedule XVIII of By-law 31001, of the former City of North York, be amended to designate Avondale Avenue as a through street between Bales Avenue/Harrison Garden Boulevard and Everson Drive.
10. 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 Avondale Avenue and Bales Avenue/Harrison Garden Boulevard.
11. By-law 31878, of the former City of North York, be amended to designate Humberstone Drive as a 40 km/h speed zone, from the easterly limit of Harrison Garden Boulevard to the westerly limit of Everson Drive.
12. By-law 31878, of the former City of North York, be amended to designate Harrison Garden Boulevard as a 40 km/h speed zone, from the southerly limit of Avondale Avenue to the easterly limit of Harrison Garden Boulevard.
13. By-law 31878, of the former City of North York, be amended to designate Everson Drive as a 40 km/h speed zone, from the southerly limit of Avondale Avenue to the northerly limit of Harrison Garden Boulevard.

Financial Impact

All costs associated with the amendments of the parking/stopping regulations, the reduction of the speed limit and the installation of an 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 amend the parking restrictions on Avondale Avenue and Harrison Garden Boulevard; introduce a reduced speed limit of 40 km/h on Harrison Garden Boulevard, Humberstone Drive and Everson Drive; and to introduce an all-way stop control at the intersection of Avondale Avenue at Harrison Garden Boulevard/Bales Avenue.

The amendments to the parking restrictions will address the residents’ concerns regarding parking on Avondale Avenue and Harrison Garden Boulevard. The introduction of the all-way stop control will address the right-of-way needs of traffic at the intersection. Reducing the

speed limit from 50 km/h to 40 km/h on Harrison Garden Boulevard, Humberstone Drive and Everson Drive will address safety concerns expressed by residents.

Background Information

Staff Report - Traffic Operations - Avondale Avenue, Harrison Garden Boulevard/Bales Avenue, Humberstone Drive, & Everson Drive

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14127.pdf>)

Attachment 1 - Site Map - Parking Amendment & Speed Limit Reduction - Avondale, Harrison Garden/Bales, Humberstone & Everson

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14128.pdf>)

Attachment 2 - Site Map - All-way Stop Control - Avondale, Harrison Garden/Bales, Humberstone & Everson

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14129.pdf>)

NY17.23	ACTION		Delegated	Ward: 33
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Parking Prohibitions - Havenbrook Boulevard

(July 7, 2008) Member Motion from Councillor Carroll

Recommendations

That Recommendation 2 of North York Community Council Item NY13.12 be replaced with the following two Recommendations:

1. That Schedule VIII of By-law 31001, of the former City of North York, be amended to delete the no parking anytime prohibition on the north side of Havenbrook Boulevard, from Don Mills Road to Elfindale Crescent (west leg).
2. That Schedule VIII of By-law 31001, of the former City of North York, be amended to prohibit parking at anytime on the north side of Havenbrook Boulevard, from Don Mills Road to Elfindale Crescent (east leg).

Summary

This motion is about a matter for which the Community Council has delegated authority from City Council to make a final decision.

At its meeting of February 12th, 2008, North York Community Council adopted a recommendation to extend the existing “No Parking at Anytime” prohibition on the north side of Havenbrook Boulevard between Don Mills Road and Shaughnessy Boulevard, to include the north side of Havenbrook Boulevard between Don Mills Road and Elfindale Crescent (west leg).

There has been a miscommunication with residents of Havenbrook Boulevard between the east and west legs of Elfindale Crescent with respect to the proposed limits of the previously approved parking prohibitions. Residents on the north side of Havenbrook Boulevard, located between the east and west legs of Elfindale Crescent, have requested that the “No Parking at Anytime” prohibition be removed.

The removal of the parking prohibition on the north side of Havenbrook Boulevard between Elfindale Crescent (west leg) and Elfindale Crescent (east leg), resulting in parking for maximum periods of three hours on Havenbrook Boulevard would not have a negative impact on traffic patterns in the area.

REQUIRES RE-OPENING (2/3rds vote):

Recommendation 2 of North York Community Council Item NY13.12 adopted by North York Community Council on February 12, 2008.

Background Information

Member Motion - Parking Prohibitions - Havenbrook Boulevard
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14070.pdf>

NY17.24	ACTION		Delegated	Ward: 24
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Naming of Proposed Public Street & Renaming of Portion of Old Leslie Street to Esther Shiner Boulevard

(June 16, 2008) Report from W. (Wally) Kowalenko, City Surveyor

Recommendations

The City Surveyor recommends that:

1. The east-west portion of Old Leslie Street, as shown on the attached sketch, be renamed “Esther Shiner Boulevard”.
2. The proposed public street extending westerly from Leslie Street to the Canadian National Railway overpass, as shown on the attached sketch, be named “Esther Shiner Boulevard” and dedicated as public highway.
3. The portions of Old Leslie Street, as shown on the attached sketch, no longer required for public highway purposes, be closed.
4. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of a naming and dedication by-law.

Financial Impact

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

Summary

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

This report recommends that the east-west portion of Old Leslie Street be renamed to Esther Shiner Boulevard, the proposed public street extending westerly from Leslie Street be dedicated and named “Esther Shiner Boulevard”, and the portions of Old Leslie Street no longer required for public highway purposes be closed.

Background Information

Staff Report and Attachment - Naming of Proposed Public Street and Renaming of Portion of Old Leslie Street to Esther Shiner Boulevard

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13823.pdf>)

NY17.25	ACTION			Ward: 16
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Sale of a Portion of the Closed Lane and the One-Foot Reserve at the Rear of 456 Douglas Avenue

(June 16, 2008) Report from Chief Corporate Officer

Recommendations

The Chief Corporate Officer recommends that:

1. The Offer to Purchase from Alison Joye Pavlin to purchase part of the Lane closed by Township of North York By-law 11138 south of Lots 994 to 997, inclusive, and part of the One-Foot Reserve south of Ledbury Street and south of the Lane south of Lots 994 to 997, inclusive, all on Plan 66M-109, designated as Parts 17 and 23 on Plan 66R-21999 (“the Property”), in the amount of \$11,000.00, be accepted substantially on the terms and conditions outlined in Appendix “A” to this report .
2. Each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer on behalf of the City.
3. Authority be granted to direct a portion of the sale proceeds received on closing to fund the outstanding expenses related to the Property.
4. The City Solicitor be authorized to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions, on such terms as she considers reasonable.

Financial Impact

Revenue in the amount of \$11,000.00, less closing costs and the usual adjustments, will be generated from the sale.

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

Summary

The purpose of this report is to obtain approval for the sale of a portion of the closed lane and the one-foot reserve at the rear of 456 Douglas Avenue. Negotiations with Alison Joye Pavlin, owner of 456 Douglas Avenue, resulted in the Offer to Purchase that is being recommended for acceptance by the City.

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

Background Information

Staff Report - Sale of a Portion of the Closed Lane and the One-Foot Reserve at the Rear of 456 Douglas Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13932.pdf>)

Appendix A - Terms and Conditions - Sale of a Portion of the Closed Lane and the One-Foot Reserve at the Rear of 456 Douglas Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13933.pdf>)

Appendix B - Site Map and PS Sketch - Sale of a Portion of the Closed Lane and the One-Foot Reserve at the Rear of 456 Douglas Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13934.pdf>)

NY17.26	ACTION		Delegated	Ward: 15
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York-Eglinton Business Improvement Area (BIA) Board of Management Additions and Deletions

(June 6, 2008) Report from Director, Small Business & Local Partnerships

Recommendations

The Director, Small Business & Local Partnerships recommends that:

1. North York Community Council approve the addition of a new member to the York-Eglinton BIA Board of Management as set out in Attachment No.1.
2. Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, be amended to reflect the change to the BIA Board of Management.

Financial Impact

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

Summary

The purpose of this report is to recommend that the North York Community Council approve the addition of a new member to the York-Eglinton BIA Board of Management. The North York Community Council has the delegated authority to make final decisions regarding BIA appointments.

Background Information

Staff Report and Attachment - York-Eglinton BIA Board of Management Additions & Deletions

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13746.pdf>)

(Deferred from June 10, 2008 - Item NY16.28 for Public Presentation and Debate on July 7, 2008)

NY17.27	Information			Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Definition of Boarding or Lodging House - North York Zoning By-law 7625

(May 22, 2008) Report from City Solicitor

Summary

This report provides a response to a request from North York Community Council for a report regarding the definition of “Boarding or Lodging House” in North York By-law No. 7625 and recommendation of measures that will improve the ability of Municipal Licensing and Standards Officers to enforce the by-law against illegal rooming houses.

Background Information

Report from City Solicitor - Definition of Boarding or Lodging House - North York Zoning By-law 7625

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13806.pdf>)

NY17.28	ACTION			Ward: 23
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Preliminary Report - Official Plan Amendment - Rezoning and Site Plan Control Applications - 51 Drewry Avenue and 18-28 Inez Court

(June 18, 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 all residents within 120 metres of the site.

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

These applications were submitted on April 10, 2008 and are subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

The applications propose to amend the Official Plan and Zoning By-law No. 7625 to permit the construction of a 23-storey apartment building containing 274 units at 51 Drewry Ave and 18-28 Inez Court.

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.

It is intended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. 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

Staff Report and Attachments 1-7 - Preliminary Report - OPA, Rezoning and Site Plan Control Applications - 51 Drewry Avenue and 18-28 Inez Court
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14038.pdf>

NY17.29	ACTION			Ward: 23
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Site Plan Application - 5350 Yonge Street - St. George's Church Yonge St. Streetscape

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

Recommendations

The City Planning Division recommends that:

1. The Chief Planner or his designate be authorized to give final approval to a Site Plan Control Application that incorporates a 6.0 metre wide sidewalk with enhanced pavement treatment on Yonge Street from Churchill Avenue to the northern boundary of the church property.

Financial Impact

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

Summary

This report responds to North York Community Council's June 10, 2008 direction to report on the outstanding site plan control matters for St. George's Church at 5350 Yonge Street.

Background Information

Staff Report and Attachments 1 & 2 - Site Plan Application - 5350 Yonge Street - St. George's Church Yonge St. Streetscape

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14027.pdf>)

NY17.30	ACTION	1:30 PM		Ward: 23
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Final Report - Common Elements Condominium Application and Part Lot Control Exemption Application - 9 & 11 Clairtrell Road

Statutory - Planning Act, RSO 1990

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

Recommendations

The City Planning Division recommends that:

1. In accordance with the delegated approval under By-law 229-2000, City Council be advised that the Chief Planner or designate intends to approve the Draft Plan of Common Elements Condominium, as generally illustrated on Attachment 1, subject to:
 - a. the conditions as generally listed in Attachment 2, which, except as otherwise noted, must be fulfilled prior to the release of the plan of condominium for registration; and
 - b. any such revisions to the proposed condominium plan or any such additional or modified conditions as the Chief Planner or designate may deem to be appropriate to address matters arising from the on-going technical review of this development.
2. City Council enact a Part Lot Control Exemption By-law with respect to the subject lands, to be prepared to the satisfaction of the City Solicitor, and that such By-law shall expire 2 years after it has been enacted.
3. City Council authorize the City Solicitor to introduce the necessary Bill, provided that prior to the introduction of the Bill:
 - a. the owner shall provide to the Director, Community Planning, North York District, confirmation of payment of outstanding taxes to the satisfaction of the Revenue Services Division, City of Toronto (statement of account or Tax Clearance Certificate); and

- b. the owner of the subject lands has registered, satisfactory to the City Solicitor, a Section 118 Restriction under the Land Titles Act agreeing not to convey or mortgage any part of the lands without the prior written consent of the Chief Planner or designate.
4. City Council authorize and direct the appropriate City Officials to register the Part Lot Control Exemption By-law on title.
5. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 Restriction at such time as the Common Elements Condominium Plan has been registered.

Financial Impact

The recommendations in this report have no financial impact.

Summary

These applications for Draft Plan of Common Elements Condominium and Part Lot Control Exemption were made on April 1, 2008 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006. The new provisions for Draft Plan of Common Elements Condominium now require that a Public Meeting be held.

The Draft Plan of Common Elements Condominium application proposes to create a common elements condominium consisting of a driveway, landscape areas and walkway access on lands known municipally as 9 and 11 Clairtrell Road. The common elements condominium is required to provide legal access to the individual garages of the units and to ensure shared ownership and maintenance of the driveway and landscaping by the condominium corporation.

The requested exemption from the Part Lot Control provisions of the Planning Act is required in order to permit the creation of conveyable lots for 17, 3-storey townhouses.

This report advises that the Chief Planner or designate intends, under delegated authority, to approve the Draft Plan of Common Elements Condominium for a 17-unit townhouse development at 9 and 11 Clairtrell Road. This report also recommends approval of the application for Part Lot Control Exemption, and that the owner of the lands be required to register a Section 118 Restriction under the Land Titles Act agreeing not to convey or mortgage any part of the lands without prior consent of the Chief Planner or designate.

Background Information

Staff Report and Attachments 1, 2 & 3 - Final Report - Common Elements Condominium Application and Part Lot Control Exemption Application - 9-11 Clairtrell Road
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13994.pdf>)

NY17.31	ACTION	1:45 PM		Ward: 23
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Final Report - Rezoning and Site Plan Control Applications - 218, 220, 222 and 224 Finch Avenue West

Statutory - Planning Act, RSO 1990

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

Recommendations

The City Planning Division recommends that:

1. City Council amend Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Approve in principle the site plan as illustrated in Attachment 1 subject to the Conditions of Approval listed in Attachment 6.
4. Authorize the Chief Planner or his designate to give final approval to the site plan when the conditions to be satisfied prior to site plan approval as set out in Attachment 6 of this report have been fulfilled.
5. Before introducing the necessary Bills to City Council for enactment, require the applicant to enter into a Site Plan Agreement under Section 41 of the Planning Act and Section 114 of the City of Toronto Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

These applications were made on October 30, 2006 and are therefore not subject to the new provisions of the Planning Act or the City of Toronto Act, 2006.

These applications propose the redevelopment of a 4-storey mixed residential, commercial/office building at 218, 220, 222 and 224 Finch Avenue West with parking located at the rear at grade and in a one-level below grade garage.

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

Background Information

Staff Report and Attachments 1-6 - Final Report - Rezoning and Site Plan Control Applications - 218-224 Finch Avenue West

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13923.pdf>)

(Deferred from April 8, 2008 - Item NY14.56)

NY17.32	ACTION	2:00 PM		Ward: 23
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Final Report - Official Plan & Zoning By-law Amendment Applications - 258, 260, 264 Sheppard Avenue West & 10 Senlac Road

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

Recommendations

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment in Attachment No.7.
2. City Council amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment in Attachment No. 8.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
4. Before introducing the necessary Bills for enactment, City Council require the applicant to have submitted a Site Plan Control application and to have obtained from the City approval in principle of the Site Plan Control application.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

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

Background Information

Staff Report and Attachments 1-8 - Final Report - Official Plan & Zoning By-law Amendment Applications - 258, 260, 264 Sheppard Avenue West & 10 Senlac Road
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13805.pdf>

Communications

(March 25, 2008) letter from Morris Norman and Henry Goldberg, Norman, Goldberg & Co. LLP (NY.Main.NY17.32.1)

32a Supplementary Report - Official Plan & Zoning By-law Amendment Applications - 258, 260, 264 Sheppard Ave W & 10 Senlac Rd

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

Recommendations

The City Planning Division recommends that:

1. The recommendations in the Final Report (March 10, 2008) from the Director, Community Planning, North York District, be adopted.

Financial Impact

There are no financial impacts arising from the adoption of this report.

Summary

This report responds to the April 8, 2008 North York Community Council direction for a further report on whether there may be other sites in this portion of Sheppard Avenue West where development of a similar type could also be appropriate. This report concludes that any such development could only be achieved on a few contiguous sites that are to the immediate south and east of the subject lands, and that it is appropriate to process the submitted Site Plan Control application prior to introducing the Bills to Council.

Background Information

Staff Report and Attachments 1-4 - Supplementary Report - Official Plan & Zoning By-law Amendment Applications - 258, 260, 264 Sheppard Ave W & 10 Senlac Rd
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14043.pdf>

NY17.33	ACTION	2:15 PM		Ward: 26
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Refusal and Directions Report - Zoning By-law Amendment Application - 1185 Eglinton Ave East

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

Recommendations

The City Planning Division recommends that:

1. City Council refuse the zoning amendment application in its present form.
2. City Council direct staff to undertake a study of Site Specific Policy No. 76 to review built form and resulting densities and the distribution of density over the Study area,

including the subject site and generally in accordance with the Terms of Reference contained in Attachment 6.

3. Should the application be appealed to the Ontario Municipal Board, the City Solicitor and City staff be authorized to attend the Ontario Municipal Board hearing.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was submitted on February 14, 2008 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

The rezoning application proposes a 28 storey residential apartment building on a site containing an existing office building at 1185 Eglinton Avenue East. The existing building is proposed to be retained.

This report reviews and recommends refusal of the application in its present form because the proposed development does not conform to Official Plan policies which require an appropriate transition between *Mixed Use Areas* and *Neighbourhoods*. A review of Site Specific Official Plan Policy No. 76, which presently applies to the subject property, is proposed to determine the effect of the permitted density and to recommend guidelines for appropriate built form for all lands within this site specific policy area.

Background Information

Staff Report and Attachments 1-6 - Refusal and Directions Report - 1185 Eglinton Ave East (<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14067.pdf>)

NY17.34	ACTION	2:30 PM		Ward: 23
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Final Report - Zoning By-law Amendment and Site Plan Control Applications - 515 Drewry Avenue

Statutory - Planning Act, RSO 1990

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

Recommendations

The City Planning Division recommends that:

1. City Council amend the Zoning By-law for the subject property substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

3. City Council approve in principle the site plan drawings and Site Plan Control Approval Conditions listed in Attachment 8 subject to stylistic and technical changes.
4. City Council authorize the Chief Planner or designate to give final approval to the Site Plan Control Application once the conditions to be satisfied prior to final Site Plan Control Approval as set out in Attachment 8, including entering into a satisfactory Site Plan Agreement have been fulfilled.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was made on September 25, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to demolish the existing gas pump island and kiosk, convenience store and auto service building, and construct a new convenience store, gas pump island and stationary car wash at 515 Drewry Avenue.

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

Background Information

Staff Report and Attachments 1-6 - Final Report - Zoning By-law Amendment and Site Plan Control Applications - 515 Drewry Avenue

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14140.pdf>

NY17.35	ACTION	3:00 PM		Ward: 26
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Refusal Report - Official Plan Amendment and Zoning By-law Amendment Application - 1325, 1351 and 1365 Bayview Avenue

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

Recommendations

The City Planning Division recommends that:

1. City Council refuse the proposed Official Plan and Zoning By-law Amendment applications for the reasons outlined in this report.
2. Should the Official Plan and Zoning By-law Amendment applications be appealed to the Ontario Municipal Board, the City Solicitor and City Staff be authorized to attend the Ontario Municipal Board hearing.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was filed on March 13, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report recommends refusal of an application to amend the Official Plan and former East York Zoning By-law to permit an 8-storey apartment building and 54 townhouses at 1325, 1351 and 1365 Bayview Avenue resulting in a total of 194 residential units. The applicant proposes to demolish the existing 2-storey apartment buildings and coach houses containing 116 rental units and replace those rental units in the 8-storey apartment building. At its meeting of October 22 and 23, 2007, Council passed its Intent to Designate these properties under the Ontario Heritage Act.

This application does not meet the intent of the Official Plan in respecting and reinforcing the physical character of a stable residential neighbourhood nor does it meet the intent of the Official Plan in protecting heritage resources. Within the local context and on a City-wide basis, there is no need to redesignate lands in Neighbourhoods to meet population goals as there are sufficient lands available in designated growth areas to accommodate the City's anticipated population increase.

Background Information

Staff Report and Attachments 1-5 - Refusal Report - 1325, 1351 & 1365 Bayview Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14079.pdf>

NY17.Bills	ACTION		Delegated	
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General Bills

Confirmatory Bills