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## North York Community Council

**Meeting No.** 18  
**Meeting Date** Tuesday, September 9, 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 - July 7, 2008**

**Schedule of Timed Items**

9:45 a.m.	-	NY18.1 - NY18.2
10:00 a.m.	-	NY18.3 - NY18.6
10:15 a.m.	-	NY18.7 - NY18.10
10:30 a.m.	-	NY18.11 - NY18.14
10:45 a.m.	-	NY18.15 - NY18.16
11:00 a.m.	-	NY18.17
11:15 a.m.	-	NY18.18 - NY18.21
1:30 p.m.	-	NY18.49
1:45 p.m.	-	NY18.50
2:00 p.m.	-	NY18.51

NY18.1	ACTION	9:45 AM	Delegated	Ward: 33
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**Draft By-law - To Name the proposed private street at 25 Buchan Court as "Bloorview Place"**

*Statutory - City of Toronto Act, 2006*

(August 21, 2008) Draft By-law from City Solicitor

**Recommendations**

That the North York Community Council enact the By-law.

**Summary**

To enact By-law to name the Proposed Private Street at 25 Buchan Court as "Bloorview Place"

**Background Information**

Draft By-law - To name proposed private street at 25 Buchan Court

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15095.pdf>)

Public Notice - To name proposed private street at 25 Buchan court as "Bloorview Place"

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15127.pdf>)

NY18.2	ACTION	9:45 AM	Delegated	Ward: 25
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**Draft By-law - To Name the proposed private lane at 2130 Bayview Avenue as "Hargrave Lane".**

(August 21, 2008) Draft By-law from City Solicitor

**Recommendations**

That the North York Community Council enact the By-law.

## Summary

To enact By-law to name the proposed private lane at 2130 Bayview Avenue as "Hargrave Lane".

## Background Information

Draft By-law - To name proposed private lane at 2130 Bayview Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15094.pdf>)

Public Notice - To name private lane at 2130 Bayview Avenue as "Hargrave Lane"

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15108.pdf>)

NY18.3	ACTION	10:00 AM	Delegated	Ward: 16
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## Encroachment Agreement Request - 329 Brooke Avenue

(August 20, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

## Recommendations

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

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

7. The owner(s) pay all applicable fees:

### 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 329 Brooke Avenue, being a one-family detached dwelling sixth density zone (R6) for an encroachment agreement. The existing encroachments consist of a water fountain, gardens, nine trees, sprinklers and lighting on the City road allowance.

### Background Information

Staff Report - Encroachment Agreement Request - 329 Brooke Avenue  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15054.pdf>

NY18.4	ACTION	10:00 AM	Delegated	Ward: 25
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### Encroachment Agreement Request - 169 Old Yonge Street

(August 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 the drain pipes from the City road allowance, to the satisfaction of Transportation Services, North York District.
2. That the owner(s) remove the river rocks from the City road allowance, to the satisfaction of Transportation Services; North York District.
3. That the owner(s) enter into an Encroachment Agreement with the City, to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards.
4. That the appropriate City Officials be authorized to take the necessary action to give effect thereto.

5. That no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal.
6. That the life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension, if requested by the applicant.
7. The indemnification to the City by the owner(s) of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require.
8. In the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards.
9. The owner(s) pay all applicable fees.

### **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 169 Old Yonge Street, being a one-family detached dwelling third density zone (R3) for an encroachment agreement. The existing encroachment consists of two drain pipes, four stones posts with lights, decorative boulders, river rocks, shrubs and sprinkler heads located on the City road allowance.

### **Background Information**

Staff Report - Encroachment Agreement Request - 169 Old Yonge Street  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14900.pdf>

<b>NY18.5</b>	ACTION	10:00 AM	Delegated	Ward: 25
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### **Encroachment Agreement Request - 110 Stratford Crescent**

(August 19, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

## **Recommendations**

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

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

## **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 110 Stratford Crescent, being a one-family detached dwelling third density zone (R3) for an encroachment agreement. The existing encroachment consists of stone steps, walkways, stone boulders, lights, sprinklers and flowers beds on the City road allowance.

## **Background Information**

Staff Report - Encroachment Agreement Request - 110 Stratford Crescent  
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15052.pdf>)

NY18.6	ACTION	10:00 AM	Delegated	Ward: 25
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### **Encroachment Agreement Request - 252 Dawlish Avenue**

(August 18, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

#### **Recommendations**

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

1. That the owner(s) remove the retaining walls back 2.13 metres from the edge of the roadway, to the satisfaction of Transportation Services, North York District.
2. That the owner(s) remove the sprinklers back 0.45 metre from the edge of roadway, 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 all applicable fees.

#### **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 252 Dawlish Avenue, being a one-family detached dwelling third density zone (R3) for an encroachment agreement. The existing encroachment consists of a heated asphalt driveway with stone banding, concrete retaining wall, rockery retaining wall, stone retaining wall, lighting, sprinkler system and natural stone banding on the City road allowance.

## Background Information

Staff Report - Encroachment Agreement Request - 252 Dawlish Avenue  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15053.pdf>

**(Deferred from July 7, 2008 - Item NY17.4)**

NY18.7	ACTION	10:15 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-14668.pdf>

**7a Fence Exemption Request - 27 Alderbrook Drive**

(August 6, 2008) Report from Director of Building and Deputy Chief Building Official, North York District and District Manager, Municipal Licensing and Standards, North York District

**Recommendations**

Toronto Building North York Division and Municipal Licensing & Standards Division, North York District recommends:

1. That this staff report be received for information purposes.

**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 submit a follow-up report on item NY17.4 deferred at the North York Community Council meeting of July 7, 2008.

**Background Information**

Joint Staff Report - Fence Exemption Request - 27 Alderbrook Dr  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14899.pdf>

NY18.8	ACTION	10:15 AM	Delegated	Ward: 25
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**Fence Exemption Request - 10 Donwoods Drive**

(August 19, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

## Recommendations

Municipal Licensing and Standards recommends:

1. That 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 subject matter is an application for an exemption to Chapter 447 of the Toronto Municipal Code, Fences, to maintain existing fences in the front and side yards which are in violation of the By-law.

## Background Information

Staff Report - Fence Exemption Request - 10 Donwoods Drive  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14958.pdf>

NY18.9	ACTION	10:15 AM	Delegated	Ward: 24
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## Fence Exemption Request - 39 Fleming Drive

(August 19, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

## Recommendations

Municipal Licensing and Standards recommends:

1. That 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 subject matter is an application for an exemption to Chapter 447 of the Toronto Municipal Code, Fences, to maintain existing fences in the front and side yards which are in violation of the By-law.

**Background Information**

Staff Report - Fence Exemption Request - 39 Fleming Drive

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14959.pdf>

NY18.10	ACTION	10:15 AM	Delegated	Ward: 15
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**Boulevard Café Application - 616 Vaughan Road**

(August 15, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

**Recommendations**

Municipal Licensing and Standards recommends:

1. That the Boulevard Café application not be granted.

**Financial Impact**

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

**Summary**

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

The purpose of this Report is to consider a request by the applicant of 616 Vaughan Road, being a Local Commercial Residential Zone (LCR) for a Boulevard Café. The proposed Boulevard Café consists of a total area of 38 square metres located on the City road allowance.

**Background Information**

Staff Report - Boulevard Café Application - 616 Vaughan Road

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15005.pdf>

NY18.11	ACTION	10:30 AM	Delegated	Ward: 16
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**Ground Sign Variance Request - 2300 Yonge Street**

(August 19, 2008) Report from Director of Building and Deputy Chief Building Official

**Recommendations**

Toronto Building North York Division recommends that:

1. The request for the variance be refused.

### Financial Impact

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

### Summary

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

The purpose of this report is to review and make recommendations on a request by Peter Kosyk of Wild on Walls, on behalf of Rio Can YEC Holdings Inc., for a variance from former City of Toronto Sign By-law No. 297, as amended, to alter the existing ground sign and to permit erection of an animated copy display for third party advertising at 2300 Yonge street.

### Background Information

Staff Report - Ground Sign Variance Request - 2300 Yonge Street  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14947.pdf>  
 Attachments 1-4 - Ground Sign Variance Request - 2300 Yonge Street  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15002.pdf>

NY18.12	ACTION	10:30 AM	Delegated	Ward: 23
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### Sign Variance Request - 5140 Yonge Street

(August 15, 2008) Report from Director of Building and Deputy Chief Building Official

### Recommendations

The Toronto Building North York Division recommends that:

1. The request for variance listed in the third column of the table included in page 3 of this report 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 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 Denis Richard of Steel Art Signs Corp., on behalf of GWL Realty Advisors, for a variance from the former City of North York Sign By-law 30788, as amended, to erect two illuminated wall signs with a sign face area which exceeds the aggregate permitted area.

The proposed signs will be installed on the north and south façades of the existing office building for the purpose of first party advertising for Invesco Trimark which is located at 5140 Yonge Street.

### Background Information

Staff Report and Attachments 1-6 - Sign Variance Request - 5140 Yonge Street  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14956.pdf>

NY18.13	ACTION	10:30 AM	Delegated	Ward: 23
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### Sign Variance Request - 111 Finch Avenue West

(August 18, 2008) Report from Director of Building and Deputy Chief Building Official

### Recommendations

The Toronto Building North York Division recommends that:

1. North York Community Council approve the request to permit one existing ground sign with an area of 2.29 square meters to remain as installed.
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 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 Jo Jin Suk, owner of Jin Acupuncture at 111 Finch Avenue West, for a variance from the Former City of North York Sign By-law 30788, as amended to permit one non-illuminated double sided ground sign.

### Background Information

Staff Report and Attachments 1-4 - Sign Variance Request - 111 Finch Avenue West  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14942.pdf>

NY18.14	ACTION	10:30 AM	Delegated	Ward: 34
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### **Sign Variance Request - 26 Underhill Drive**

(August 20, 2008) Report from Director of Building and Deputy Chief Building Official

#### **Recommendations**

Toronto Building North York Division recommends that:

1. The request for the variances listed in the third column of the table included in page 3 of this report 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 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-Laws.

The purpose of this report is to review and make recommendations on a request by Shawn Jennings of Magneto Design on behalf of Realstar Management Services Limited acting for the Underhill & Roanoke Properties, for variances from the former City of North York Sign By-law No. 30788, as amended, to erect three directional ground signs and one identification sign on the property at the above noted address.

#### **Background Information**

Staff Report and Attachments 1-6 - Sign Variance Request - 26 Underhill Drive  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14943.pdf>

**(Deferred from May 6, 2008 - Item NY15.14)**

NY18.15	ACTION	10:45 AM	Delegated	Ward: 24
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### **Sign Variance Request - 650-672 Sheppard Avenue East**

**(ITEM WITHDRAWN – IMPROPERLY BEFORE THE COMMITTEE AT THIS TIME)**

(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

Staff Report - Sign Variance Request - 650-672 Sheppard Avenue East

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14800.pdf>)

Attachments 1-6A - Sign Variance Request - 650-672 Sheppard Avenue East

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14801.pdf>)

NY18.16	ACTION	10:45 AM	Delegated	Ward: 16
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## Residential Demolition Applications for 443 & 445 Duplex Avenue

(August 19, 2008) Report from Director of Building and Deputy Chief Building Official

## Recommendations

Toronto Building, North York District recommends that:

1. The request for the demolition of two residential dwellings be refused.

## Financial Impact

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

## Summary

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

In accordance with section 33 of the Planning Act and the Toronto Municipal Code Chapter 363, Article II “Demolition Control” the applications for the demolition of a residential dwellings, at 443 & 445 Duplex Avenue, are referred to the North York Community Council for consideration of the issuance of a demolition permit because the property is located in the Former City of Toronto and written notices of objection to the issuance of demolition permits were received within 14 days of the posting of the Public Notice of the Proposed Residential Demolition and building permits to erect a new buildings on the site of the residential properties sought to be demolished were not issued.

If the North York Community Council grants issuance of the demolition permit, it may do so with or without conditions.

**Background Information**

Staff Report and Attachments 1-3 - Residential demolition applications for 443 & 445 Duplex Avenue

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14957.pdf>

**(Deferred from May 6, 2008 – Item NY15.34 and June 10, 2008 - Item NY16.12 for Public Presentation and Debate on September 9, 2008)**

NY18.17	Information	11:00 AM		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

Staff Report - Multipad Ice Arena - Land to Purchase

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14794.pdf>)

Study Area Map - Multipad Ice Arena - Land to Purchase

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14795.pdf>)

Site Map - Multipad Ice Arena - Land to Purchase

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14796.pdf>)

Memo to City Clerk - Multipad Ice Arena

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14793.pdf>)

### Communications

(June 9, 2008) e-mail from Terry West, President, Don Mills Residents Inc. (NY.New.NY18.17.1)

(June 9, 2008) letter from David Croutch, Don Mills Civitan Community Service Club (NY.New.NY18.17.2)

**(Deferred from July 7, 2008 - Item NY17.10)**

NY18.18	ACTION	11:15 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-14669.pdf>)

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

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14670.pdf>)

**(Deferred from July 7, 2008 - Item NY17.12)**

NY18.19	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-14672.pdf>)

Attachment 1- Site plan - Two driveway widening parking pads - 264 Castlefield Avenue  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14671.pdf>

NY18.20	ACTION	11:15 AM	Delegated	Ward: 25
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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 10 Cardinal Place**

(August 11, 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 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, provided that it is not amended so that it varies with City policy or by-laws.

To report on a request for an exemption from Chapter 918 of the City of Toronto Municipal Code, to permit front yard parking at 10 Cardinal Place which does not meet the technical requirements of the Code as the poll result is negative. 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 - 10 Cardinal Place

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14909.pdf>

Site Plan - Attachment 1 - Front Yard Parking - 10 Cardinal Place

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14910.pdf>

NY18.21	ACTION	11:15 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 313 St. Clements Avenue**

(August 11, 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 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, provided that it is not amended so that it varies with City policy or by-laws.

To report on a request for an exemption from Chapter 918 of the City of Toronto Municipal Code, to permit front yard parking pad at 313 St. Clements 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 - 313 St. Clements Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14905.pdf>)

Site Plan - Attachment 1 - Front Yard Parking - 313 St. Clements Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14906.pdf>)

NY18.22	ACTION		Delegated	Ward: 8
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## Parking Regulations - Wilmont Drive

(August 5, 2008) Report from Director, Transportation Services Division, North York District

## Recommendations

Transportation Services Division, North York District recommends that:

1. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the “No Parking Anytime” prohibition on both sides of Wilmont Drive, from Driftwood Avenue to Forge Drive.
2. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the north side of Wilmont Drive, from Driftwood Avenue to a point 70 metres east thereof.
3. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the south side of Wilmont Drive, from Driftwood Avenue to a point 50 metres east thereof.

### Financial Impact

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

To obtain approval to amend the parking prohibitions on Wilmont Drive, from Driftwood Avenue to Forge Drive.

The amendments to the current parking prohibitions will address residents' concerns regarding the lack of on-street parking.

### Background Information

Staff Report - Parking Regulations - Wilmont Drive

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14919.pdf>)

Map - Attachment 1 - Parking Regulations - Wilmont Drive

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14920.pdf>)

NY18.23	ACTION		Delegated	Ward: 10
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### Stopping Prohibitions - Alexis Boulevard

(August 11, 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 prohibit stopping from 8:00 a.m. to 9:00 a.m. and 3:30 p.m. to 5:00 p.m., Monday to Friday, on the both sides of Alexis Boulevard, from Gorman Park Road to the west limit of Alexis Boulevard.

### Financial Impact

All costs associated with the amendments to the stopping 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 City policy or by-laws.

To obtain approval to implement stopping prohibitions on Alexis Boulevard in order to prohibit stopping between 8:00 a.m. and 9:00 a.m., and 3:30 p.m. and 5:00 p.m., Monday to Friday.

The amendments to the stopping regulations on Alexis Boulevard between Gorman Park Road and the west limit of Alexis Boulevard, will discourage parking during the a.m. and p.m. pick-up and drop-off times associated with the Toronto Heschel School, while still maintaining on-street parking for the residents at all other times.

### Background Information

Staff Report - Stopping Prohibitions - Alexis Boulevrd

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14875.pdf>)

Map - Attachment 1 - Stopping Prohibitions - Alexis Boulevard

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14876.pdf>)

NY18.24	ACTION		Delegated	Ward: 10
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### Parking Regulations - Luverne Avenue, Champlain Boulevard to Delahaye Street

(August 5, 2008) Report from Director, Transportation Services Division, North York District

### Recommendations

Transportation Services Division, North York District recommends that:

1. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the “No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday” prohibition on both sides of Luverne Avenue, from the westerly limit of Laurentia Crescent to the easterly limit of Champlain Boulevard.
2. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the “No Parking, 7:00 a.m. to 10:00 a.m., Monday to Friday” prohibition on the south side of Luverne Avenue, from the westerly limit of Laurentia Crescent to the easterly limit of Champlain Boulevard.
3. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking from 8:00 a.m. to 6:00 p.m., Monday to Friday on both sides of Luverne Avenue, from Champlain Boulevard to Delahaye Street.
4. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking from 7:00 a.m. to 10:00 a.m., Monday to Friday on the south side of Luverne Avenue, from Delahaye Street to Laurentia Crescent.

### Financial Impact

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

To obtain approval to amend parking prohibitions on the south side of Luverne Avenue, from Champlain Boulevard to Delahaye Street.

The introduction of the proposed parking prohibitions will address residents' concerns regarding parking on both sides of Luverne Avenue during the daytime hours from Monday to Friday.

## Background Information

Staff Report - Parking Regulations - Luverne Avenue, Champlain Boulevard to Delahaye Street (<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14914.pdf>)

Map - Attachment 1 - Parking Regulations - Luverne Avenue, Champlain Boulevard to Delahaye Street (<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14915.pdf>)

NY18.25	ACTION		Delegated	Ward: 15
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## Stopping Prohibitions - Shermount Avenue

(August 5, 2008) Report from Director, Transportation Services Division, North York District

## Recommendations

Transportation Services Division, North York District recommends that:

1. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the west side of Shermount Avenue, from the northerly limit of Glen Park Avenue to the southerly limit of Lawrence Avenue West.
2. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by prohibiting parking from 8:00 a.m. to 4:00 p.m., Monday to Friday, on the west side of Shermount Avenue, from Glen Park Avenue to Fairholme Avenue.
3. Schedule IX of By-law No. 31001, of the former City of North York, be amended by prohibiting stopping anytime on the west side of Shermount Avenue, from Fairholme Avenue to Lawrence Avenue West.

## Financial Impact

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

To obtain approval to amend the existing parking regulations on Shermount Avenue to prohibit stopping at anytime on the west side of the road, from Lawrence Avenue West to Fairholme Avenue.

The amendments to the parking regulations on Shermount Avenue, between Lawrence Avenue West and Fairholme Avenue will address the concerns regarding traffic flow in the southbound lane.

## Background Information

Staff Report - Stopping Prohibitions - Shermount avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14891.pdf>)

Map - Attachment 1 - Stopping Prohibitions - Shermount Avenue from Fairholme Avenue to Lawrence Avenue West

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14892.pdf>)

NY18.26	ACTION			Ward: 15
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## Turn Restriction / Parking and Stopping Prohibitions / Lane Designations - Caledonia Road / Castlefield Avenue

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

## Recommendations

Transportation Services Division, North York District recommends that:

1. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by prohibiting westbound left turn movements at all times from the southerly access of 1330 Castelfied Avenue located on Caledonia Road 66 meters north of Castlefield Avenue
2. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by designating the northerly westbound lane on Castlefield Avenue for right-turns only, from a point 27 metres west of Ronald Avenue to a point 93 metres further west.
3. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by designating the northerly westbound lane on Castlefield Avenue for right-turns only, from Caledonia Road to a point 68 metres east.
4. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by designating the southerly eastbound lane on Castlefield Avenue for right-turns only, from Caledonia Road to a point 82 metres west.



5. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by designating the easterly northbound lane on Caledonia Road, for right-turns only, buses excepted, from Castlefield Avenue to a point 75 metres south.
6. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by designating the westerly southbound lane on Caledonia Road, for right-turns only, buses excepted, from Castlefield Avenue to a point 89 metres north.
7. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by designating the centre lane on Caledonia Road as a two-way centre left turn lane, from a point 35 metres north of Castlefield Avenue to a point 160 metres further north.
8. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by deleting the “No Parking Anytime” prohibition on the north side of Castlefield Avenue, from a point 122 meters east of Caledonia Road to Dufferin Street.
9. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by installing a “No Parking Anytime” prohibition on the north side of Castlefield Avenue, from a point 203 meters east of Caledonia Road to Dufferin Street.
10. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by deleting the “No Stopping, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday” prohibition on the north side of Castlefield Avenue, from a point 122 meters east of Caledonia Road to Ronald Avenue.
11. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by installing a “No Stopping , 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday” prohibition on the north side of Castlefield Avenue, from a point 203 meters east of Caledonia Road to Ronald Avenue.
12. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by deleting the “No Stopping Anytime” prohibition on the north and south side of Castlefield Avenue, from a point 256 metres west of Caledonia Road to a point 122 meters east of Caledonia Road.
13. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by installing a “No Stopping Anytime” prohibition on the south side of Castlefield Avenue between a point 256 metres west of Caledonia Road and a point 122 meters east of Caledonia Road.
14. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended by installing “No Stopping Anytime” prohibition on the north side of Castlefield Avenue between a point 256 metres west of Caledonia Road and a point 136 meters east of Caledonia Road.

### Financial Impact

All costs associated with the turn restriction, lane designation and amendment of the parking regulations are included within the Transportation Services Division's 2008 Operating Budget.

### Summary

To obtain approval to restrict access and egress movements from 1330 Caledonia Road, Lowes Home Improvement Superstore onto Castlefield Avenue and Caledonia Road, assign lane designation on Castlefield Avenue and Caledonia Road and at Castlefield Avenue and Ronald Avenue intersections, and to amend the existing parking and stopping regulations on Castlefield Avenue.

The access and egress restrictions, lane designations on Castlefield Avenue and Caledonia Road will improve the flow of traffic and provide clearly defined permitted traffic movements. The amendments to the parking regulations on Castlefield Avenue are necessary to facilitate on-street parking adjacent to the current and future expansion of the development on the north side of Castlefield Avenue, east of Caledonia Road.

### Background Information

Staff Report - Turn Restriction / Parking and Stopping Prohibitions / Lane Designations - Caledonia Rd / Castlefield Ave

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14889.pdf>)

Map - Attachment 1 - Caledonia Road / Castlefield Avenue - Turn Restriction / Parking and Stopping Prohibitions / Lane Designations

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14890.pdf>)

NY18.27	ACTION			Ward: 15
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### Commercial Loading Zone - Eglinton Avenue West and Times Road

(August 1, 2008) Report from Director, Transportation Services Division, North York District

### Recommendations

Transportation Services North York District recommends that City Council:

1. Designate a commercial loading zone to operate between 9:00 a.m. and 4:00 p.m., Monday to Friday, on the north side of Eglinton Avenue West, from a point 7.5 metres west of Times Road to a point 7.0 metres further west.

### Financial Impact

The cost associated with the introduction of the commercial loading zone, including initial sign installation and an annual fee, is the responsibility of the applicant, Verdi Produce, 1652 Eglinton Avenue West.

**Summary**

To obtain approval to establish a commercial loading zone on the north side of Eglinton Avenue West, west of Times Road.

The introduction of the commercial loading zone will provide for the loading/unloading of goods to the local businesses located at 1652 Eglinton Avenue West, west of Times Road, between the hours of 9:00 a.m. and 4:00 p.m..

**Background Information**

Staff Report - Commercial Loading Zone - Eglinton Avenue West and Times Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14886.pdf>)

Map - Attachment 1 - Commercial Loading Zone - Eglinton Avenue West

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14887.pdf>)

Location Map - Attachment 2 - Commercial Loading Zone - Eglinton Avenue West at Times Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14888.pdf>)

NY18.28	ACTION			Ward: 15
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**Lane Designation - Yorkdale Road at Highway 401  
On-Ramp/Northbound W.R. Allen Road Off-Ramp and Yorkdale Mall  
Access**

(August 11, 2008) Report from Director, Transportation Services, North York District

**Recommendations**

Transportation Services Division, North York District recommends that:

1. The westerly southbound lane on Yorkdale Road be designated for right turning vehicles only, buses excepted, from the Yorkdale Mall Access/W. R. Allen Road northbound off- ramp to a point 70 metres north thereof.

**Financial Impact**

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

**Summary**

To obtain approval to designate the westerly southbound lane on Yorkdale Road, north of Yorkdale Mall access for right turning traffic only, buses excepted.

The lane designation of the westerly southbound lane on Yorkdale Road will permit go transit buses to continue through the intersection from the westerly curb lane which is currently designated for right turning traffic only.

## Background Information

Staff Report - Lane Designation - Yorkdale Road at Highway 401 On-Ramp/Northbound W.R. Allen Road Off-Ramp and Yorkdale Mall Access

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14882.pdf>)

Map - Attachment 1 - Yorkdale Road - Lane Designation

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14883.pdf>)

NY18.29	ACTION		Delegated	Ward: 23
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## Parking Regulations - Linelle Street

(August 11, 2008) Report from Director, Transportation Services Division, North York District

### Recommendations

Transportation Services Division, North York District recommends that:

1. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the “No Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday” prohibition on both sides of Linelle Street, from the southerly limit of Franklin Avenue to the southerly limit of Linelle Street.
2. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to implement a “No Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday” prohibition on the west side of Linelle Street, from Franklin Avenue to the south limit of Linelle Street.
3. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to implement a “No Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday” prohibition on the east side of Linelle Street, from a point 52 metres south of Franklin Avenue to the south limit of Linelle Street.
4. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to implement a “No Parking Anytime” prohibition on the east side of Linelle Street, from Franklin Avenue to a point 52 metres south.

### 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 amend the existing parking prohibitions on the east side of Linelle Street, from Franklin Avenue to a point 52 metres south to “No Parking Anytime”.

The amendment to the parking prohibitions will address the concerns of residents on Linelle Street with regards to two-way traffic flow being restricted between the Forest Lawn Mausoleum driveway and Franklin Avenue.

### Background Information

Staff Report - Parking Regulations - Linelle Street

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14884.pdf>)

Map - Attachment 1 - Parking Regulations - Linelle Street

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14885.pdf>)

NY18.30	ACTION		Delegated	Ward: 23
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### No Standing Anytime Zones - 1 and 3 Duplex Avenue

(August 11, 2008) Report from Director, Transportation Services Division, North York District

### Recommendations

Transportation Services Division, North York District recommends that:

1. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the “No Parking Anytime” prohibitions on the east side of Duplex Avenue, from a point 33 metres south of the southerly limit of Hendon Avenue to a point 41 metres south of the southerly limit of Hendon Avenue.
2. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the “No Parking Anytime” prohibitions on the east side of Duplex Avenue, from a point 134 metres south of the southerly limit of Hendon Avenue to a point 142 metres south of the southerly limit of Hendon Avenue.
3. Schedule XI of By-law No. 31001, of the former City of North York, be amended by installing a “No Standing Anytime” prohibition on the east side of Duplex Avenue, from a point 33 metres south of Hendon Avenue to a point 8 metres south thereof.
4. Schedule XI of By-law No. 31001, of the former City of North York, be amended by installing a “No Standing Anytime” prohibition on the east side of Duplex Avenue, from a point 134 metres south of Hendon Avenue to a point 8 metres south thereof.

### Financial Impact

All costs associated with the installation of the “No Standing Anytime” restrictions at 1 and 3 Duplex 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 two eight metre “No Parking Anytime” restricted spaces on the east side of Duplex Avenue, adjacent to 1 and 3 Duplex Avenue to “No Standing Anytime”.

The installation of the “No Standing Anytime” restrictions will address the needs of all occupants and users of 1 and 3 Duplex Avenue, specifically maintaining the area clear of parked vehicles and facilitating drop-off and pick-up activity.

### Background Information

Staff Report - No Standing Anytime Zones - 1 and 3 Duplex Avenue  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14878.pdf>

Map - Attachment 1 - 1 and 3 Duplex Avenue - No Standing anytime Zones  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14879.pdf>

NY18.31	ACTION		Delegated	Ward: 24
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### Parking Prohibitions - Clarinda Drive

(August 11, 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 at anytime on the north and west side of Clarinda Drive, from Eunice Road (south leg) to Eunice Road (north leg).

### Financial Impact

All costs associated with 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 prohibit parking on the north and west sides of Clarinda Drive between Eunice Road (south leg) and Eunice Road (north leg).

The parking prohibitions will address the residents’ concerns with respect to excessive on-street parking occurring on Clarinda Drive.

### Background Information

Staff Report - Parking Prohibitions - Clarinda Drive  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14921.pdf>

Map - Attachment 1 - Parking Prohibitions - Clarinda Drive  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14922.pdf>

NY18.32	ACTION			Ward: 24
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### **All-Way Stop Control - Esther Shiner Boulevard at Old Leslie Street**

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

#### **Recommendations**

Transportation Services, North York District recommends that:

1. Schedule XVIII of By-law 31001, of the former City of North York, be amended to designate Esther Shiner Boulevard as a through street, from the west limit of Esther Shiner Boulevard to the west limit of Old Leslie Street.
2. Schedule XVIII of By-law 31001, of the former City of North York, be amended to designate Esther Shiner Boulevard as a through street, from the east limit of Old Leslie Street to the west limit of Leslie Street.
3. Schedule XVIII of By-law 31001, of the former City of North York, be amended by deleting Old Leslie Street as a through street, from the southerly limit of Old Leslie Street to the southerly limit of Sheppard Avenue East.
4. Schedule XVIII of By-law 31001, of the former City of North York, be amended by deleting Old Leslie Street as a through street, from the southerly limit of Sheppard Avenue East to the southerly limit of Old Leslie Street.
5. Schedule XVIII of By-law 31001, of the former City of North York, be amended to designate Old Leslie Street as a through street, from the north limit of Esther Shiner Boulevard to the south limit of Sheppard Avenue East.
6. Schedule XVIII of By-law 31001, of the former City of North York, be amended to designate Old Leslie Street as a through street, from the north limit of Sheppard Avenue East to north limit of Old Leslie Street.
7. 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 Esther Shiner Boulevard and Old Leslie Street.

#### **Financial Impact**

All costs associated with the installation of all-way stop control at the intersection of Esther Shiner Boulevard and Old Leslie Street will be funded by Concord Adex Investments Limited.

## Summary

To obtain approval for the installation of all-way stop sign control at the intersection of Esther Shiner Boulevard and Old Leslie Street.

The installation of stop sign control at the intersection of Esther Shiner Boulevard and Old Leslie Street will facilitate vehicle and pedestrian right-of-way within the intersection.

## Background Information

Staff Report - All-Way Stop Control - Esther Shiner Blvd at Old Leslie St

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14863.pdf>)

Map - Attachment 1 - All-Way Stop Control - Esther Shiner Blvd at Old Leslie St

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14864.pdf>)

NY18.33	ACTION		Delegated	Ward: 33
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## Disabled Persons' Loading Zone - Lotus Court

(August 13, 2008) Report from Director, Transportation Services Division, North York District

## Recommendations

Transportation Services Division, North York District recommends that:

1. A designated on-street loading zone for persons with disabilities be installed on the west side of Lotus Court, between a point 108 metres north of Rameau Drive and a point 6 metres further north.

## 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 18 Lotus Court.

The implementation of the disabled persons' loading zone will address the needs of the residents of 18 Lotus Court.

## Background Information

Staff Report - Disabled Persons' Loading Zone - Lotus Court

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14865.pdf>)

Map - Attachment 1 - Disabled Persons' Loading Zone - Lotus Court

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14866.pdf>)



NY18.34	ACTION			Ward: 33
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### **Installation of Traffic Control Signals - Sheppard Avenue East at Heron's Hill Way**

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

#### **Recommendations**

Transportation Services Division, North York District recommends that:

1. Traffic control signals be installed at the intersection of Sheppard Avenue East and Heron's Hill Way.

#### **Financial Impact**

All costs associated with the installation of traffic control signals at the intersection of Sheppard Avenue East and Heron's Hill Way, estimated at \$200,000.00, will be borne by Monarch Construction Limited, developer of the Heron's Hill development.

#### **Summary**

To obtain approval to install traffic control signals at the intersection of Sheppard Avenue East at Heron's Hill Way.

The installation of traffic control signals at the intersection of Sheppard Avenue East at Heron's Hill Way is a condition of approval of Site Plan Application 04 175091 NNY 33 SB Herons Hill Redevelopment.

The installation of traffic control signals at Sheppard Avenue East and Heron's Hill Way will improve vehicle and pedestrian right-of-way within and approaching the intersection.

#### **Background Information**

Staff Report - Installation of Traffic Control Signals - Sheppard avenue East at Heron's Hill Way

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14860.pdf>

Map - Attachment 1 - Installation of Traffic Control Signals - Sheppard Avenue East at Heron's Hill Way

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14861.pdf>

NY18.35	ACTION		Delegated	Ward: 34
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### **Parking/Stopping Prohibitions - Ranchdale Crescent**

(August 13, 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, 9:00 a.m. to 4:00 p.m., Monday to Friday” prohibition on both sides of Ranchdale Crescent, from the westerly limit of Avonwick Gate (south leg) to the southerly limit of Butterfield Drive.
2. Schedule IX of By-law No. 31001, of the former City of North York, be amended by deleting the “No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday” prohibition on the north and west sides of Ranchdale Crescent, from the northerly limit of Butterfield Drive to the westerly limit of Avonwick Gate.
3. Schedule IX of By-law No. 31001, of the former City of North York, be amended by installing a “No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday” prohibition on the south, east and north sides of Ranchdale Crescent, from Avonwick Gate (north intersection) to Avonwick Gate (south intersection).
4. Schedule IX of By-law No. 31001, of the former City of North York, be amended by installing a “No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday” prohibition on the west side of Ranchdale Crescent, from a point 90 metres west of Avonwick Gate (north intersection) to a point 32 metres west.
5. Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit stopping on the west side of Ranchdale Crescent, from a point 110 metres north of Butterfield Drive to a point 55 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 amend the current parking/stopping restrictions on Ranchdale Crescent, from the Avonwick Gate (north intersection) to Avonwick Gate (south intersection).

The amendment of the existing parking and stopping regulations on Ranchdale Crescent will facilitate daily parking for residents and improve traffic operations in the vicinity of Ranchdale Public School.

## Background Information

Staff Report - Parking/Stopping Prohibitions - Ranchdale Crescent

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14873.pdf>

Map - Attachment - Parking/Stopping Prohibitions - Ranchdale Crescent

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14874.pdf>

NY18.36	ACTION		Delegated	Ward: 16
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### **Traffic Calming - Cortleigh Boulevard**

(August 11, 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 Cortleigh Boulevard, from Bathurst Street to Alexandra Wood.

#### **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 the results of a traffic calming poll that was undertaken by City Clerk's office and to advise whether additional traffic calming is warranted based on vehicle operating speeds.

The results of a traffic calming poll regarding Cortleigh Boulevard between Bathurst Street and Alexandra Wood, indicate that the minimum required response rate was not achieved. In addition, our review indicates that traffic calming is not warranted, given the results of the recent speed studies. As such, this division does not support the installation of traffic calming measures (one speed hump) on Cortleigh Boulevard, from Bathurst Street to Alexandra Wood.

#### **Background Information**

Staff Report - Traffic calming - Cortleigh Boulevard

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14880.pdf>

Map - Attachment 1 - Traffic Calming - Cortleigh Boulevard

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14881.pdf>

NY18.37	ACTION		Delegated	Ward: 24
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### **Traffic Calming Measures - Brahms Avenue, Artisan Place / Gideon Court to McNicol Avenue**

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

## Recommendations

Transportation Services Division, North York District recommends that:

1. The City Clerk be directed to undertake a poll of the residents of Brahms Avenue from McNicol Avenue to Tristan Crescent regarding the installation of traffic calming measures (speed humps) as per plan NY-TC1230B.DGN to determine resident support, in accordance with the City of Toronto Traffic Calming Policy.
2. Subject to a favourable poll:
  - a. a road alteration by-law be prepared for Brahms Avenue, from Artisan Place/Gideon Court to McNicol Avenue for traffic calming purposes generally as shown on the speed hump plan circulated to the residents; and
  - b. the speed limit be reduced from 40 km/h to 30 km/h on Brahms Avenue, from Artisan Place/Gideon Court to McNicol Avenue, coincident with the implementation of the speed humps.

## Financial Impact

All costs associated with the installation of traffic calming measures (speed humps) are included within the Transportation Services Division's 2008 Capital Budget for the installation of traffic calming measures in the City of Toronto. The installation of speed humps are subject to competing priorities and budget availability.

## 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 obtain approval to request the City Clerk to poll the residents of Brahms Avenue, from Artisan Place/Gideon Court to McNicol Avenue regarding the installation of traffic calming measures (speed humps as per attached plan NY-TC1230B.DGN), in order to determine the feasibility of installing traffic calming measures (speed humps) on Brahms Avenue, from Artisan Place/Gideon Court to McNicol Avenue.

The installation of traffic calming measures would result in reduction in vehicle speeds along the subject section of Brahms Avenue.

## Background Information

Staff Report - Traffic Calming Measures - Brahms Ave, artisan Pl / Gideon Crt to McNicol Ave

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14868.pdf>

Map - Attachment 1 - Brahms Ave, Artisan Pl / Gideon Crt to McNicol Ave

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14869.pdf>

Calming Plan - Attachment 2 - Brahms Ave, Artisan Pl / Gideon Crt to McNicol Ave

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14870.pdf>

Traffic Calming Warrant Sheet - Brahms Ave, Artisan Pl / Gideon Crt to McNicol Ave

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14871.pdf>

NY18.38	ACTION		Delegated	Ward: 15
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### **Business Improvement Area (BIA) Boards of Management – Various Additions and Deletions**

(August 13, 2008) Report from Director, Business Services

#### **Recommendations**

The Director, Business Services recommends that:

1. North York Community Council approve the deletion of a York-Eglinton BIA Board of Management member as set out in Attachment No.1; and
2. Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, be amended to reflect the 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 - Business Improvement Area (BIA) Boards of Management - Various Additions and Deletions

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14859.pdf>

NY18.39	ACTION		Delegated	Ward: 25
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### **Endorsement of Event for Liquor Licensing Purposes**

#### **Summary**

Seeking endorsement of an event of Municipal Significance for liquor licensing purposes.

#### **Communications**

(August 12, 2008) letter from Patricia Wilson, Manager, DMF for Seniors, respecting the The Don Mills Walk 'N' Roll Party 2008, taking place on Sunday, September 28th, 2008, 1:00 p.m. - 5:00 p.m., 1 Overland Drive, North York, Ontario M3C 2C3

NY18.40	ACTION			Ward: 23
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## Designation of Fire Routes and amendment to Chapter 880 – Fire Routes

(August 18, 2008) Report from Toronto Fire Services

### Recommendations

Toronto Fire Services recommends that:

1. Part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal addresses set out below be designated as fire route pursuant to Municipal Code Chapter 880 - Fire Routes – 5500 & 5508 Yonge Street.
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

Staff Report - Designation of Fire Routes and Amendment to Chapter 880 - Fire Routes

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14903.pdf>)

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

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14904.pdf>)

NY18.41	ACTION			Ward: 15
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## Sale of Land at the rear of 2212 Eglinton Avenue West

(August 14, 2008) Report from Chief Corporate Officer

### Recommendations

The Chief Corporate Officer recommends that:

1. The City accept the Offer to Purchase from C.G.F.M. Investments Inc. to purchase the Property, in the amount of \$22,000.00, substantially on the terms and conditions outlined in Appendix “A” to this report.
2. Each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer to Purchase on behalf of the City.
3. A portion of the proceeds of closing be directed to fund the outstanding expenses related to the Property and to the completion of the sale transaction.
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 \$22,000.00, plus GST if applicable, less closing costs and the usual adjustments, is anticipated.

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

### **Summary**

The purpose of this report is to obtain approval for the sale of the City-owned landlocked parcel of vacant land located at the rear of 2212 Eglinton Avenue West, being Part of Lots 1 and 2 on Plan 1700 and shown as Part 1 on Sketch No. PS-2008-111 (the “Property”).

Negotiations with C.G.F.M. Investments Inc., the owners of 2212 Eglinton Avenue West, resulted in the Offer to Purchase that is being recommended for acceptance by the City.

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

### **Background Information**

Staff Report - Sale of Land at the rear of 2212 Eglinton Avenue West

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14938.pdf>)

Terms and Conditions - Appendix "A" - Sale of Land at the rear of 2212 Eglinton Avenue West

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14939.pdf>)

Site Map and PS Sketch - Appendix "B" - Sale of Land at the rear of 2212 Eglinton Avenue West

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14940.pdf>)

NY18.42	ACTION		Delegated	Ward: 25
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### **Proposed renaming of a portion of Windfields Park to Irv Paisley Park**

(August 8, 2008) Report from General Manager, Parks, Forestry and Recreation

#### **Recommendations**

The General Manager of Parks, Forestry and Recreation Division recommends that:

1. North York Community Council approve the renaming a portion of Windfields Park, between York Mills Rd and Misty Crescent, to Irv Paisley Park.

#### **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.

The purpose of the report is to respond to the request made at the June 10<sup>th</sup>, 2008, North York Community Council meeting regarding the renaming of a portion of Windfields Park, located between York Mills Rd and Misty Crescent, to Irv Paisley Park.

The Parks, Forestry, and Recreation staff is recommending that the portion of Windfields Park, located between York Mills and Misty Crescent, be officially renamed Irv Paisley Park in recognition of the many contributions he has made to North York community.

Parks, Forestry and Recreation staff have exercised due diligence in ensuring that all criteria in the Renaming for Parks and Recreation Facilities and Parks Policy have been met. Several letters of support for the renaming and one letter of objection were received.

#### **Background Information**

Staff Report - Proposed renaming of a portion of Windfields Park to Irv Paisley Park  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14792.pdf>

NY18.43	Information			
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### **Tree Protection in North York on Sites Involving Demolition and new construction of Residential Buildings**

(August 8, 2008) Report from Director and Deputy Chief Building Official, North York District and General Manager, Parks, Forestry and Recreation



## Financial Impact

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

## Summary

North York Community Council, on July 7, 2008, sought information from staff regarding how a property owner was able to proceed with a demolition and new home construction without providing the necessary protection for existing trees, as required by the City's Tree Protection Policy and Specifications for Construction Near Trees.

The current policy surrounding tree protection for demolition and new construction of residential buildings was developed by staff in Urban Forestry and Toronto Building. The policy requires applicants and their agents to provide accurate information with respect to trees located on the construction site or on adjacent properties. The policy works very well in streamlining the process surrounding building permit issuance and tree protection issues.

Staff in Urban Forestry and Toronto Building will undertake a review of the current Tree Protection Policy and implement any required changes with the goal of ensuring all trees are properly identified and declared on the Tree Declaration Form. In order to adequately review applications where construction has the potential to impact trees additional Urban Forestry staff are required.

## Background Information

Staff Report - Tree Protection - North York Sites - Demolition and New Construction of Residential Buildings

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14812.pdf>

NY18.44	ACTION			Ward: 25
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## Appeal of Committee of Adjustment Decision and Request for Legal Staff and Outside Planning Consultant's attendance at the OMB B0021/08NY – 51 Montessor Drive

(August 21, 2008) Member Motion from Councillor Jenkins

## Recommendations

1. That City Council authorize the City Solicitor to retain outside Planning Consultants and to attend the Ontario Municipal Board Hearing to uphold the decision of the Committee of Adjustment.

## Summary

An application to the Committee of Adjustment (COA), North York Panel for the division of a parcel of residential lands into two parts for conveyance purposed for the creation of a new building lot fronting onto Toba Drive was refused by the committee on June 4<sup>th</sup>, 2008. 51

Montessor Drive is a corner lot that fronts onto Montessor Drive and sides onto Toba Drive. Planning staff did not report on this application.

The applicant appealed the COA decision to the Ontario Municipal Board (OMB). To date, an OMB hearing date has not been set.

In August 2007, the City successfully defended a similar COA decision at the OMB for a division of property at 159 and 161 Owen Blvd. in the St. Andrew's community. Another similar appeal at 12 Aldershot was also turned down at the OMB. All of these locations including 51 Montessor Drive are corner lots. The OMB decisions stated that the proposed lots were not compatible with the predominant lot size and character of the area and would negatively impact adjacent homeowners. Approval of this consent request would set a precedent for corner lots in the entire area.

51 Montessor Drive is a transitional lot between the smaller lots in the R4 zoning in the St. Andrew's neighbourhood and the larger lots in R2 zoning in the Fifeshire Road community. By splitting it into two smaller lots, the proposed development does not maintain the Official Plan with respect to zoning transition between homes.

There are currently no lots fronting on Toba Drive which serves as a connecting road from the Fifeshire community to the St. Andrews community through a greenbelt. The property at 1 Toba Drive was subject of a residential house number change.

This application, like the others that were turned down by the OMB, does not meet the development criteria for established neighbourhoods as described in the Official Plan. If approved, this development would have significant negative impacts on the streetscape and adjacent properties, and would set a precedent for future development in the area where there are numerous similar corner lots.

### **Background Information**

Member Motion - Appeal of Committee of Adjustment Decision and Request for Legal Staff and Outside Planning Consultant's attendance at the OMB B0021/08NY - 51 Montessor Drive (<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15055.pdf>)

**(Deferred from July 7, 2008 - Item NY17.28)**

NY18.45	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-14680.pdf>

NY18.46	ACTION			Ward: 23
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### **Preliminary Report - Rezoning & Site Plan Control Applications - 2952-2958 Bayview Avenue**

(August 14, 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.
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**

These applications were made on June 25, 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 Zoning By-law No. 7625 and to seek Site Plan Control approval to permit the construction of eleven 3-storey townhouses at 2952 to 2958 Bayview 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.

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 1-5 - Rezoning and Site Plan Control Applications - 2952-2958 Bayview Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14832.pdf>)

NY18.47	ACTION			Ward: 15
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### **Preliminary Report - Rezoning Application - 567, 575 & 577 Lawrence Avenue West and 70, 72 & 74 Fairholme Avenue**

(August 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 landowners and 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**

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

This rezoning application proposes the expansion of an existing private school at 567, 575 and 577 Lawrence Avenue West and 70, 72 and 74 Fairholme Avenue. The expansion includes a three-storey student dormitory and additional classroom space.

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. A final report and public meeting under the *Planning Act* to consider this application is targeted for the second quarter of 2009, provided that any required information is submitted in a timely manner.

### **Background Information**

Preliminary Staff Report and Attachments 1-6 - Rezoning Application - 567, 575 & 577 Lawrence Avenue West and 770, 72 & 74 Fairholme Avenue  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14833.pdf>

NY18.48	ACTION			Ward: 8
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### **Metro Place Public Art Plan - 1060 & 1070 Sheppard Ave. W. and 1 & 55 De Boers Dr.**

(August 5, 2008) Report from Director, Urban Design, City Planning Division

### **Recommendations**

The City Planning Division recommends that:

1. City Council approve the attached Metro Place Public Art Plan (1060 Sheppard Avenue West, 1070 Sheppard Avenue West, 1 De Boers Drive and 55 DeBoers Drive).

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Summary**

The purpose of this staff report is to seek City Council approval of the Metro Place Public Art Plan. The plan has been prepared by the Public Art Consultant and Owner in compliance with the development approval provisions. The plan, which is Attachment 1, outlines the method by which the Owner will commission public art in the privately owned, publicly accessible areas of the development.

The Owner will commence the art program once the plan is approved. The resulting art installation will be owned and maintained by the Owners of 1060 Sheppard Ave. W., 1070 Sheppard Ave. W., 1 De Boers Drive and 55 De Boers Drive.

The plan meets the objectives of the City Planning Percent for Public Art Program and is supported by the Toronto Public Art Commission.

### **Background Information**

Staff Report & Attachment 1 - Metro Place Public Art Plan - 1060 & 1070 Sheppard Ave. W. and 1 & 55 De Boers Dr.

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14791.pdf>

NY18.49	ACTION	1:30 PM		Ward: 23
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### **Final Report - Common Elements Condominium Application - 2924, 2926 and 2928 Bayview Avenue**

*Statutory - Planning Act, RSO 1990*

(August 14, 2008) Report from Director, Community Planning, North York District

### **Recommendations**

The City Planning Division recommends:

1. That 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 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 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**

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

The Draft Plan of Common Elements Condominium application proposes to create a Common Elements Condominium consisting of a driveway and landscape strip for the properties known municipally as 2924, 2926 and 2928 Bayview Avenue.

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.

This report advises that the Chief Planner or designate intends, under delegated authority, to approve the Draft Plan of Common Elements Condominium for an 8 unit townhouse development located at 2924, 2926 and 2928 Bayview Avenue.

### **Background Information**

Final Staff Report - Common Elements Condominium Application - 2924, 2926 and 2928 Bayview Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14835.pdf>)

NY18.50	ACTION	1:45 PM		Ward: 23
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### **Status Report - Zoning and Site Plan Control Applications - 9 McKee Avenue and 18-22 Norton Avenue**

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

### **Financial Impact**

There are no financial implications resulting from this report.

### **Summary**

The Request for Direction Report for the above Zoning and Site Plan Control applications will provide information on the proposed development of an 18-storey residential and commercial building on lands fronting on McKee Avenue and on Norton Avenue, east of Yonge Street, and will seek Council's direction with respect to the scheduled Ontario Municipal Board hearing.

## Background Information

Staff Report - Zoning and Site Plan Control Applications - 9 McKee Avenue and 18-22 Norton Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14834.pdf>)

NY18.51	ACTION	2:00 PM		Ward: 23
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## Request for Direction Report - Rezoning and Site Plan Control Applications - 1-17 Anndale Drive, 31-35 Bales Avenue and 22-70 Glendora Avenue

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

## Recommendations

The City Planning Division recommends that City Council:

1. Support the proposed Zoning By-law Amendment for a 22-storey residential building and three blocks of townhouse units on the subject site, with a total maximum gross floor area of approximately 33,132 m<sup>2</sup>, substantially as outlined in this Report, for a maximum total gross floor area of approximately 77,270 m<sup>2</sup> for the entire block including the existing development constructed in Phase 1 and Phase 2 on the western portion of the block, and not to exceed the maximum base density plus combined density incentives and transfers authorized by the North York Centre Secondary Plan.
2. Support the proposed Site Plan Control 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 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 By-law Amendment 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 his 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 his designate, to provide the facilities, services and/or matters as generally outlined below:
    - i. the provision of a minimum of 1.5 m<sup>2</sup> per unit of indoor recreational amenity area;



- ii. the provision of a minimum of 0.1 bicycle parking spaces per unit, in an approximately 111 m<sup>2</sup> indoor, at-grade common bicycle storage room conveniently accessible to the outside;
  - iii. 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 4,517 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 for the North York Centre, as recommended by the Director of Real Estate Services.
5. authorize the City Solicitor to request that the Ontario Municipal Board withhold its Order with respect to the Site Plan Control application until such time as the applicant has satisfied all Site Plan Control 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 his designate.

### **Financial Impact**

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

### **Summary**

The Zoning By-law Amendment application was submitted on June 11, 2007 and the Site Plan Control application was submitted on April 8, 2008. Both applications are subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

The applications propose a 22-storey residential building and 3 blocks of 3-storey townhouses on the eastern portion of the block bounded by Anndale Drive, Tradewind Avenue, Glendora Avenue and Bales Avenue. The site is located east of Yonge Street, north of Highway 401 and south of Sheppard Avenue East.

The applicant has appealed the proposed Zoning By-law Amendment and Site Plan Control applications to the Ontario Municipal Board, citing Council's failure to render a decision 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 By-law Amendment and Site Plan Control applications, and recommends that staff attend the Ontario Municipal Board in support of the proposal.

### **Background Information**

Staff Report and Attachments 1-7 - Request for Direction - 1-17 Anndale, 31-35 Bales, 22-70 Glendora

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14831.pdf>

NY18.Bills	ACTION		Delegated	
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**General Bills**

**Confirmatory Bills**