

North York Community Council

Meeting No.	12	Contact	Francine Adamo, Committee Administrator
Meeting Date	Tuesday, January 15, 2008	Phone	416-395-7348
Start Time	9:30 AM	E-mail	nycc@toronto.ca
Location	Council Chamber, North York Civic Centre		

The Decision Document is for preliminary reference purposes only. Please refer to the Community Council's Report to City Council or to the Minutes for the official record.

How to Read the Decision Document:

- *Recommendations of the Community Council to City Council and decisions made by the Community Council under its delegated authority appear after the item heading.*
- *Other action taken by the Community Council which does not require Council's approval, is listed in the decision document under the heading "Decision Advice and Other Information" at the end of the item.*
- *Declarations of Interest, if any, appear at the end of an item.*

NY12.1	ACTION	Adopted		Ward: 23
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Draft By-law - To permanently close the public lane extending southerly from Hollywood Avenue at the rear of Nos. 181 to 185 Willowdale Avenue

Statutory - City of Toronto Act, 2006

(December 18, 2007) Draft By-law from City Solicitor

Committee Recommendations

The North York Community Council recommends that City Council:

1. enact the by-law from the City Solicitor, to permanently close the public lane extending southerly from Hollywood Avenue at the rear of Nos. 181 to 185 Willowdale Avenue.

Decision Advice and Other Information

The North York Community Council held a public meeting in accordance with the *City of Toronto Act, 2006*, and notice of the proposed enactment of the draft by-law was posted on the Public Notices Page of the City's website in accordance with the requirements of the City of Toronto Municipal Code Chapter 162. No one appeared to address the North York Community Council at its meeting on January 15, 2008.

Summary

To enact by-law to permanently close the public lane extending southerly from Hollywood Avenue at the rear of Nos. 181 to 185 Willowdale Avenue

Background Information

Draft By-law - Willowdale

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9652.pdf>)

Draft By-law - Willowdale - Notice of By-law

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9653.pdf>)

NY12.2	ACTION	Amended	Delegated	Ward: 25
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Encroachment Agreement Request - 35 Tottenham Road

(November 5, 2007) Report from District Manager, Municipal Licensing & Standards, North York District

Committee Decision

The North York Community Council:

1. *approved the Encroachment application subject to the following conditions:*
 - a. *that the owner remove the retaining wall to 0.6 metres from the City curb to the satisfaction of Transportation Services Division, North York District;*
 - b. *that the owner remove the sprinkler heads to the property line City curb to the satisfaction of Transportation Services Division, North York District;*
 - c. *that the owner enter into a Minor Encroachment Agreement;*
 - d. *the indemnification to the City by the owner of the minor encroachment for all liability relating in any way to the encroachment and providing an insurance policy in a form and amount approved by the City Solicitor;*

- e. that the life of the Encroachment 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; and
- f. in the event of the 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.

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 35 Tottenham Road, being a one-family detached dwelling forth density zone (R4) for an encroachment agreement. The encroachment consists of existing retaining walls, sprinkler heads and proposed guard rails located on the City road allowance.

Background Information

Encroachment Agreement Request - 35 Tottenham Road
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9332.pdf>

NY12.3	ACTION	Adopted	Delegated	Ward: 25
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Encroachment Agreement Request - 167 Banff Road

(December 10, 2007) Report from District Manager, Municipal Licensing & Standards, North York District

Committee Decision

The North York Community Council:

1. approved the Encroachment application subject to the following conditions:
 - a. that the owner remove the retaining walls located on both sides of the driveway to a point of 2.13 metres behind the City curb and replace with soil and sod, to the satisfaction of Transportation Services, North York District;

- b. the owner remove the decorative boulder located near the City curb to the satisfaction of Transportation Services, North York District;
- c. that the owner enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
- d. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
- e. that no claims will be made against the City by the owner for damages occurring to the area of the encroachment or its elements during snow removal;
- f. 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. The City may consider the Agreement for further extension, if requested by the applicant;
- g. the indemnification to the City by the owner 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;
- h. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards; and
- i. the owner pay the following fees:
 - i. Application Fee of \$456.32 (paid);
 - ii. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.; and
 - iii. One-time fee of \$430.49 plus G.S.T., totalling \$456.32.

Financial Impact

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

Summary

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

The purpose of this report is to consider a request by the owner(s) of 167 Banff Road being a one-family detached dwelling, seventh density zone (R7), for an encroachment agreement. The existing encroachment consists of retaining walls, decorative boulders, and gardens located on

the City road allowance.

Background Information

Encroachment Agreement Request - 167 Banff Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9513.pdf>)

NY12.4	ACTION	Adopted	Delegated	Ward: 15
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Encroachment Agreement Request - 521 Oakwood Avenue

(December 7, 2007) Report from District Manager, Municipal Licensing & Standards, North York District

Committee Decision

The North York Community Council:

1. approved the Encroachment application subject to the following conditions:
 - a. Transportation Services, North York District staff, as part of their review, indicated nothing is to be placed or attached to the chain-link fence that may cause a sight obstruction;
 - b. that the owner enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
 - c. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
 - d. that no claims will be made against the City by the owner for damages occurring to the area of the encroachment or its elements during snow removal;
 - e. that the life of the Agreement be the life of the building from the date of registration on title or to the date of removal of the encroachment;
 - f. the indemnification to the City by the owner 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;
 - g. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards; and

- h. the owner pay the following fees:
- i. Application Fee of \$456.32 (paid);
 - ii. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.;
 - iii. Annual fee in accordance with the former City of York Municipal Code Chapter 1004.12.7, namely \$25.00 plus \$5.50 per square metre including GST (54.90 square metres x \$5.50 = \$301.95 + \$25.00 = \$326.95 + GST = \$346.57); and
 - iv. Fees may be subject to change.

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 521 Oakwood Avenue, being a Local Commercial Residential Zone (LCR) for an encroachment agreement. The proposed encroachment consists of a chain-link fence located on the City road allowance.

Background Information

Encroachment Agreement Request - 521 Oakwood Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9515.pdf>

NY12.5	ACTION	Adopted	Delegated	Ward: 16
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Encroachment Agreement Request - 3443 Bathurst Street

(December 10, 2007) Report from District Manager, Municipal Licensing & Standards, North York District

Committee Decision

The North York Community Council:

1. approved the Encroachment application subject to the following conditions:

- a. that the owner enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
- b. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
- c. that no claims will be made against the City by the owner for damages occurring to the area of the encroachment or its elements during snow removal;
- d. 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. The City may consider the Agreement for further extension, if requested by the applicant;
- e. the indemnification to the City by the owner 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;
- f. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards; and
- g. the owner pay the following fees:
 - a. Application Fee of \$456.32 (paid);
 - b. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.; and
 - c. One-time fee of \$1,063.69 plus G.S.T., totalling \$1,127.51.

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 3443 Bathurst Street being a six storey apartment building, general commercial one zone with exception C1(61), for an encroachment agreement. The proposed encroachment consists of decorative cornices projecting on the City road allowance.

Background Information

Encroachment Agreement Request - 3443 Bathurst Street

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9520.pdf>)

NY12.6	ACTION	Adopted	Delegated	Ward: 23
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Encroachment Agreement Request - 500 Doris Avenue

(December 11, 2007) Report from District Manager, Municipal Licensing & Standards, North York District

Committee Decision

The North York Community Council:

1. approved the Encroachment application subject to the following conditions:
 - a. that the owner enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
 - b. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
 - c. that no claims will be made against the City by the owner for damages occurring to the area of the encroachment or its elements during snow removal;
 - d. 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. The City may consider the Agreement for further extension, if requested by the applicant;
 - e. the indemnification to the City by the owner 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;
 - f. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards; and
 - g. the owner pay the following fees:
 - a. Application Fee of \$456.32 (paid);

- b. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.; and
- c. Annual fee (rate adjusted annually) of \$3.59 per square metre, totalling \$845.77 + GST, for 2008.

Financial Impact

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

Summary

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

The purpose of this report is to consider a request by the owner(s) of 500 Doris Avenue, being an apartment building with commercial units, zoned District Shopping Centre third density with exception C3(5) for an encroachment agreement. The proposed encroachment consists of a glass canopy located on the City road allowance.

Background Information

Encroachment Agreement Request - 500 Doris Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9516.pdf>)

NY12.7	ACTION	Deferred	Delegated	Ward: 25
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Fence Exemption Request - 9 Legacy Court and Assumption Status for Legacy Court

(October 15, 2007) Report from District Manager, Municipal Licensing and Standards, North York District

Decision Advice and Other Information

The North York Community Council:

1. deferred consideration of this item until all other deficiencies within this subdivision, as identified in the report (January 10, 2008) from the Acting Director, Development Engineering, have been corrected; and
2. requested a further report from the District Manager, Municipal Licensing and Standards, North York District, on
 - a. all fence exemptions for properties on Legacy Court, such report to be submitted only after the deficiencies within the subdivision have been corrected; and
 - b. all illegal encroachments on Legacy Court.

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 9 Legacy Court, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the front yard not within 2.4 metres of the front lot line can be 1.2 metres. Within 2.4 metres of the front lot line the maximum height can be 1.2 metres provided it is open mesh chain link or an equivalent that does not restrict sight lines otherwise the maximum height of the fence can be 1 metre. This section further states that the maximum height for any other fence is 2 metres.

The exemption request is for a fence located along the front property line. It is an iron fence with stone posts on the gated entrance. Most of the fence ranges in height from 1.55 to 2.1 metres. The stone posts are 2.1 metres in height and the gate rises to 2.9 metres. The total length of this fence is approximately 71 metres.

Background Information

Fence Exemption Request - 9 Legacy Court

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9333.pdf>)

7a Assumption Status for Legacy Court

(January 10, 2008) Report from Acting Director, Development Engineering, Technical Services

Committee Decision**Financial Impact**

There are no financial implications associated with the adoption of this report.

Summary

The purpose of this report is to present information on the status on the assumption of Legacy Court as directed by North York Community Council at its meeting of November 27, 2007.

Background Information

Supplementary Report - Assumption Status for Legacy Court

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9809.pdf>)

NY12.8	ACTION	Deferred	Delegated	Ward: 10
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Sign Variance Request - 3854 Bathurst Street

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

Decision Advice and Other Information

The North York Community Council deferred consideration of the report (November 10, 2007) from the Director of Building and Deputy Chief Building Official, to its meeting on April 8, 2008, to allow the Ward Councillor to be in attendance for consideration of this request by the North York Community Council.

Financial Impact

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

Summary

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

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

Background Information

Sign Variance Request - 3854 Bathurst Street

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9334.pdf>

Communications

(November 22, 2007) e-mail from Alison Gorbould (NY.Main.NY12.8.1)

(November 23, 2007) e-mail from Raj Bharati (NY.Main.NY12.8.2)

(November 25, 2007) e-mail from Sara Lipson (NY.Main.NY12.8.3)

(November 24, 2007) e-mail from David Nichol (NY.Main.NY12.8.4)

(November 26, 2007) e-mail from Roy Dzeko (NY.Main.NY12.8.5)

(January 13, 2008) e-mail from Shayla Duval (NY.New.NY12.8.6)

(January 14, 2008) e-mail from Roy Dzeko, CBS Outdoor (NY.New.NY12.8.7)

NY12.9	ACTION	Adopted	Delegated	Ward: 16
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Sign Variance Request for Two Identification Signs - 20 Eglinton Avenue West

(December 10, 2007) Report from Director of Building and Deputy Chief Building Official

Committee Decision

The North York Community Council:

1. approved the request to permit, for identification purposes, two (2) illuminated fascia signs on south and west elevations of the building at 20 Eglinton Avenue West: and
2. directed that the applicant, be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Financial Impact

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

Summary

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

The purpose of this report is to review and make recommendations on a request by Robert Manning of Sign Advice, on behalf of Rio Can Real Estate Inc. Trust, for an approval of a variance from former City of Toronto Sign By-law No. 297, as amended, to permit the erection of two (2) illuminated individual letter style wall signs, located on the south and west elevations of the top two floors of the 22 storey building at 20 Eglinton Avenue West.

The proposed signs are similar in size and nature to signs located at 2300 Yonge Street for which variances were granted by this Community Council at its meetings of February and September 2007.

Background Information

Sign Variance - 20 Eglinton Ave W

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9378.pdf>)

NY12.10	ACTION	Adopted	Delegated	Ward: 9
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Sign Variance Request for a Ground Identification Sign - 1300 Wilson Avenue

(December 10, 2007) Report from Director of Building and Deputy Chief Building Official

Committee Decision

The North York Community Council:

1. approved the request to permit one ground sign located at the south lot line along Wilson Avenue; and
2. directed that the applicant, be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit from the Chief Building Official.

Financial Impact

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

Summary

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

The purpose of this report is to review and make recommendations on a request by Amelin Jacques, on behalf of the property owners Conseil Scolaire De District Catholique Centre- Sud, for an approval of variances from former City of North York Sign By-law No. 30788, as amended, to permit installation of one illuminated, double faced ground sign on the south side of the property.

Background Information

Sign Variance - 1300 Wilson Avenue

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9385.pdf>

Communications

(December 3, 2007) letter from Bobby Somaroo, Chief Business Officer, Conseil Scolaire de district Catholique Centre-Sud (NY.Main.NY12.10.1)

NY12.11	ACTION	Amended	Delegated	Ward: 15
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Sign Variance Request for Two First Party Ground Signs - 1300 Castlefield Avenue

(December 10, 2007) Report from Director of Building and Deputy Chief Building Official

Committee Decision

The North York Community Council:

1. *approved the request to permit two ground signs one along Caledonia Road and one at the northwest corner of Castlefield Avenue and Ronald Avenue, on the understanding that it is on an interim basis subject to a review to be undertaken with respect to a number of as-yet undeveloped properties that form a part of this site;*
2. *directed that all signage make provision for a design district logo and/or designation to be added at some future point and the signage be constructed in a manner to facilitate this;*
3. directed that the applicant, be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit from the Chief Building Official; and
4. *directed the General Manager, Economic Development, Culture and Tourism to develop a design district identity plan and comprehensive sign requirements to be added to the design district plan approved by Council.*

Financial Impact

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

Summary

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

The purpose of this report is to make recommendations on a request by Mark Bales of Counterpoint Engineering on behalf of the owners, Castlefield/Caledonia Developments Inc. (“CCD”), of 1300 Castlefield Avenue and the tenants, Lowe’s Companies Canada U.L.C. – “Lowe’s” for a variance from former City of York Sign By-law No. 3369-79, as amended, to permit installation of two ground/pylons signs; one erected along Caledonia Road and one at the northwest corner of Castlefield Avenue and Ronald Avenue.

Background Information

Sign Variance - 1300 Castlefield

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9377.pdf>)

NY12.12	ACTION	Amended		Ward: 24
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Request for Policy regarding Signage on Construction Hoarding - North York District

(November 8, 2007) Letter from City Clerk

Committee Recommendations

The North York Community Council recommends that City Council:

1. direct the General Manager, Transportation Services, to report to the Planning and Growth Management Committee on:
 - a. the policy to provide for signage on construction hoarding, stating what would be required to bring it into conformity with the Sign By-law;
 - b. examining the possibility that if advertising is allowed on construction hoarding located on City property, that this be used as a revenue generator for the City; and
 - c. *ways to control illegal posting on construction hoarding.*

Summary

City Council at its meeting on October 22 and 23, 2007 considered Item NY9.9 headed, “Sign Variance Request - 24 Rean Drive (Ward 24 – Willowdale).”

City Council referred this Item back to the North York Community Council and in so doing referred the following Recommendation back to the North York Community Council, for further consideration:

“The North York Community Council recommends that City Council:

1. direct the General Manager, Transportation Services, to report to the Planning and Growth Management Committee on:
 - a. the policy to provide for signage on construction hoarding, stating what would be required to bring it into conformity with the Sign By-law; and
 - b. examining the possibility that if advertising is allowed on construction hoarding located on City Property, that this be used as a revenue generator for the City.”

Background Information

Sign Variance Request - 24 Rean - Memo to NYCC

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9335.pdf>)

Sign Variance Request - NY10.33 - 24 Rean Dr.

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9336.pdf>

Sign Variance Request - NY9.9 - 24 Rean Dr.

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9337.pdf>

Sign Variance Request - 24 Rean Drive

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9338.pdf>

Sign Variance Request - 24 Rean Dr. Attachments 1-9

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9339.pdf>

Sign Variance Request - 24 Rean Dr - communication

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9340.pdf>

NY12.13	ACTION	Adopted		Ward: 8, 9, 10
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Right Turn Lane Designation - Sheppard Avenue West at William R. Allen Road

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. delete the designation of the southerly eastbound lane on Sheppard Avenue West at William R. Allen Road for right-turning vehicles only, from William R. Allen Road and a point 30.5 metres west;
2. designate the southerly eastbound lane on Sheppard Avenue West at William R. Allen Road, for right-turning vehicles only, buses excepted, from William R. Allen Road to a point 70 metres west;
3. designate the northerly westbound lane on Sheppard Avenue West at William R. Allen Road, for right-turning vehicles only, buses excepted, from William R. Allen Road to Dufferin Street; and
4. authorize the appropriate City Officials to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills that are required.

Financial Impact

All costs associated with the amendments of the lane designations are included within the Transportation Services Division, North York District's 2008 Operating Budget estimates.

Summary

To obtain approval for the designation of the westbound and eastbound curb lanes on Sheppard Avenue West at William R. Allen Road for right-turns only, buses excepted.

The lane designations would prevent motorists from using the subject lanes as queue jump

lanes and would improve the overall traffic operations at the intersection of Sheppard Avenue West and William R. Allen Road.

Background Information

Right Turn Lane Designation - Sheppard Avenue West at William R. Allen Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9486.pdf>)

Right Turn Lane Designation - Sheppard Avenue West at William R. Allen Road Map

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9487.pdf>)

NY12.14	ACTION	Adopted	Delegated	Ward: 10
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Road Alteration - Armour Boulevard at Delhi Avenue & Ridley Boulevard

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

Committee Decision

The North York Community Council:

1. directed the City's Legal Division to introduce in North York Community Council the appropriate "Road Alterations By-Law" to permit the reconfiguration of the intersection as illustrated on Transportation Services, Plan NY-1681A; and
2. authorized and directed the appropriate City officials to take whatever action is necessary to implement the foregoing, including the introduction in Council of any bills that are required.

Financial Impact

All costs associated with the reconfiguration of the intersection of Armour Boulevard at Delhi Avenue/Ridley Boulevard, estimated at \$94, 976.53, have been included as part of Transportation Services 2008 Capital Works Program, Safety and Operational Improvements Program estimates.

Summary

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

To obtain approval for a Road Alteration By-law, which will allow the intersection of Armour Boulevard and Delhi Avenue/Ridley Boulevard to be reconfigured.

The proposed intersection reconfiguration will improve pedestrian mobility and safety by reducing the crossing distance, provide greater positive guidance for motorists and provide a more standardized intersection configuration.

Background Information

Road Alteration - Armour Boulevard at Delhi Avenue & Ridley Boulevard

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9490.pdf>)

Road Alteration - Armour Boulevard at Delhi Avenue & Ridley Boulevard Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9491.pdf>)

NY12.15	ACTION	Deferred		Ward: 15
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Traffic Operations - William R. Allen Road & Hwy 401 Off-Ramp at Yorkdale Road & Yorkdale Mall Access

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

Decision Advice and Other Information

The North York Community Council deferred consideration of the report (December 10, 2007) from the Director, Transportation Services Division, North York District, to:

1. permit consultation with the Ward Councillor and the community;
2. allow the Director, Transportation Services Division, North York District, to report on the review of westbound to northbound movements at Yorkdale Road and the Allen Road in conjunction with his report dated December 10, 2007, and to enter into discussions with the Ministry of Transportation and the Toronto Transit Commission so that traffic on the east side of Yorkdale Mall can be considered on a comprehensive basis; and
3. allow the Director, Transportation Services Division, North York District, to include a detailed roadway plan of the area with the requested report.

Financial Impact

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

Summary

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

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

Background Information

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

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9492.pdf>)

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

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9493.pdf>)

NY12.16	ACTION	Adopted	Delegated	Ward: 15
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Removal of On-Street Parking Meters/Parking Amendments - Dell Park Avenue, west of Bathurst Street

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

Committee Decision

The North York Community Council:

1. directed the City Solicitor to prepare the appropriate bills for the removal of metered parking on both sides of Dell Park Avenue, west of Bathurst Street, as follows:
 - a. north side of Dell Park Avenue, from a point 10 metres west of the westerly limit of Bathurst Street and a point 22 metres west of the westerly limit of Bathurst Street; and
 - b. south side of Dell Park Avenue, from the westerly limit of Bathurst Street to a point 30 metres west of the westerly limit of Bathurst Street.
2. amended Schedule VIII of By-law No. 31001, of the former City of North York, by deleting the No Parking, 2:00 a.m. to 5:00 a.m. prohibition on the south side of Dell Park Avenue, from the westerly limit of Bathurst Street to a point 30.5 metres west of the westerly limit of Bathurst Street;
3. amended Schedule VIII of By-law No. 31001, of the former City of North York, by deleting the No Parking, 2:00 a.m. to 5:00 a.m. prohibition on the north side of Dell Park Avenue, from the westerly limit of Bathurst Street to a point 45.7 metres west of the westerly limit of Bathurst Street;
4. amended Schedule VIII of By-law No. 31001, of the former City of North York, by installing No Parking Anytime, prohibitions on the north side of Dell Park Avenue, from Bathurst Street to a point 45 metres west of Bathurst Street; and
5. authorized and directed the appropriate City Officials to take whatever action is deemed necessary to implement the foregoing including the introduction in Council of any bills that are required.

Financial Impact

All costs associated with the amendments of parking regulations are included within the Transportation Services Division, North York District's 2008 Operating Budget estimates. The cost associated with the parking meter removal will be borne by the Toronto Parking Authority.

Summary

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

To obtain approval to remove the on-street parking meters on both sides of Dell Park Avenue and to amend the existing parking regulations on both sides of Dell Park Avenue, west of Bathurst Street.

The removal of the on-street parking meters and the amendments to the parking regulations on both sides of Dell Park Avenue, west of Bathurst Street, will address the by-law requirements within the signalized intersection, maintain traffic flow and improve overall safety.

Background Information

Removal of On-Street Parking Meters/Parking Amendments - Dell Park Avenue, west of Bathurst Street

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9482.pdf>)

Removal of On-Street Parking Meters/Parking Amendments - Dell Park Avenue, west of Bathurst Street Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9483.pdf>)

NY12.17	ACTION	Adopted	Delegated	Ward: 16
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Removal of On-Street Parking Space for Persons with Disabilities - Glenview Avenue

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

Committee Decision

The North York Community Council:

1. authorized the removal of the existing on-street parking space for persons with disabilities on the north side of Glenview Avenue, between a point 30 metres west of Glen Castle Street to a point 5.5 metres further west; and
2. authorized the appropriate City officials to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills that are required.

Financial Impact

All costs associated with the removal of the on-street disabled persons' parking space on Glenview Avenue are included within the Transportation Services Division, North York District's 2008 Operating Budget estimates.

Summary

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

To obtain approval to remove a designated on-street disabled persons' parking space adjacent to 124 Glenview Avenue.

The removal of the on-street disabled persons' parking space will not result in any negative impact, as the existing space is no longer being used.

Background Information

Removal of On-Street Parking Space for Persons with Disabilities - Glenview Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9484.pdf>)

Removal of On-Street Parking Space for Persons with Disabilities - Glenview Avenue Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9485.pdf>)

NY12.18	ACTION	Adopted	Delegated	Ward: 23
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All-Way Stop Control - Estelle Avenue at Princess Avenue

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

Committee Decision

The North York Community Council:

1. amended Schedule XVIII of By-law 31001, of the former City of North York, by deleting Estelle Avenue as a through street, from the southerly limit of Empress Avenue to the northerly limit of Hillcrest Avenue;
2. amended Schedule XIX of By-law 31001, of the former City of North York, to require traffic to stop on all approaches to the intersection of Estelle Avenue and Princess Avenue; and
3. authorized the appropriate City officials to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills that are required.

Financial Impact

All costs associated with the installation of an all-way stop control are included within the Transportation Services Division, North York District's 2008 Operating Budget estimates.

Summary

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

To obtain approval to introduce an all-way stop control at the intersection of Estelle Avenue and Princess Avenue.

The installation of an all-way stop control at the intersection of Estelle Avenue and Princess Avenue will address the existing right-of-way conflicts for motorists and pedestrians.

Background Information

All-Way Stop Control - Estelle Avenue at Princess Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9494.pdf>)

All-Way Stop Control - Estelle Avenue at Princess Avenue Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9495.pdf>)

NY12.19	ACTION	Adopted	Delegated	Ward: 23
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Parking Regulations - Beaman Road

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

Committee Decision

The North York Community Council:

1. amended Schedule VIII of By-Law No. 31001, of the former City of North York, to prohibit parking from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the west side of Beaman Road, from Bogert Avenue to Poyntz Avenue; and
2. authorized and directed the appropriate City Officials to take whatever action is deemed necessary to implement the foregoing including the introduction in Council of any bills that are required.

Financial Impact

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

Summary

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

To obtain approval to amend parking prohibitions on the west side of Beaman Road, from Bogert Avenue to Poyntz Avenue.

The proposed amendments will address the concerns of area residents regarding the on-street parking activity on Beaman Road.

Background Information

Parking Regulations - Beaman Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9488.pdf>)

Parking Regulations - Beaman Road Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9489.pdf>)

NY12.20	ACTION	Amended		Ward: 23, 24
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Pedestrian Crossing and Turn Restrictions - Finch Avenue East at Finch Station Exit

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. *prohibit eastbound left-turns at anytime on Finch Avenue East at the east driveway at Finch Station, Toronto Transit Commission vehicles excepted;*
2. *prohibit westbound right-turns at anytime on Finch Avenue East at the east driveway at Finch Station, Toronto Transit Commission vehicles excepted;*
3. prohibit north-south pedestrian crossings on the east and west sides of the intersection of Finch Avenue East and Finch Station (east driveway); and
4. authorize and direct the appropriate City officials to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

Financial Impact

All costs associated with the turn restrictions and the pedestrian crossing prohibition at Finch Avenue East and Finch Station Exit, will be included in the estimate for the previously approved installation of traffic control signals which will be borne by the Toronto Transit Commission.

Summary

To obtain approval to implement turn restrictions into the Finch Station at the east driveway on Finch Avenue East and to prohibit north-south pedestrian crossings at the intersection of Finch Avenue East and Finch Station Exit.

The installation of the appropriate turn restrictions and pedestrian crossing prohibitions will prohibit vehicles from turning into the one-way outbound driveway and improve operations for buses exiting Finch Station.

Background Information

Pedestrian Crossing and Turn Restrictions - Finch Avenue East at Finch Station Exit

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9476.pdf>)

Pedestrian Crossing and Turn Restrictions - Finch Avenue East at Finch Station Exit Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9477.pdf>)

Pedestrian Crossing and Turn Restrictions - Finch Avenue East at Finch Station Exit Map Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9478.pdf>)

NY12.21	ACTION	Adopted	Delegated	Ward: 23
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Parking Prohibitions - Estelle Avenue

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

Committee Decision

The North York Community Council:

1. amended Schedule VIII of By-law No. 31001, of the former City of North York, to prohibit parking from 8:00 a.m. to 3:30 p.m., Monday to Friday, on the west side of Estelle Avenue, from a point 15 metres north of Hollywood Avenue to a point 127 metres north thereof; and
2. authorized and directed the appropriate City Officials to take whatever action is deemed necessary to implement the foregoing including the introduction in Council on any bills that are required.

Financial Impact

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

Summary

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

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

To obtain approval to amend the parking regulations on the west side of Estelle Avenue, north of Hollywood Avenue and within the limits of the existing School Bus Loading Zone.

Background Information

Parking Prohibitions - Estelle Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9480.pdf>)

Parking Prohibitions - Estelle Avenue Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9481.pdf>)

NY12.22	ACTION	Adopted	Delegated	Ward: 25
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40 km/h Speed Zone - Valley Road, Valley Ridge Place, Bayview Ridge and Bayview Ridge Crescent

(December 10, 2007) Report from Director, Community Planning, North York District

Committee Decision

The North York Community Council:

1. amended By-law No. 31878, of the former City of North York, by designating Valley Road, from the west limit of Bayview Avenue to the east limit of Bayview Ridge, as a 40 km/h speed limit zone;
2. amended By-law No. 31878, of the former City of North York, by designating Valley Ridge Place, from the south limit of Valley Road to the north limit of Bayview Ridge Crescent, as a 40 km/h speed limit zone;
3. amended By-law No. 31878, of the former City of North York, by designating Bayview Ridge, from the south limit of Highland Crescent to the north limit of Bayview Ridge Crescent, as a 40 km/h speed limit zone;
4. amended By-law No. 31878, of the former City of North York, by designating Bayview Ridge Crescent, from the west limit of Bayview Avenue to the east limit of Bayview Ridge, as a 40 km/h speed limit zone; and
5. authorized the appropriate City officials to take whatever action is necessary to give affect to the foregoing, including the introduction in Council of any Bills that are required.

Financial Impact

All costs associated with the implementation of the 40 km/h speed zone on Valley Road, Valley Ridge Place, Bayview Ridge and Bayview Ridge Crescent are included within the

Transportation Services Division, North York District's 2008 Operating Budget estimates.

Summary

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

To obtain approval to amend the speed limit on Valley Road, Valley Ridge Place, Bayview Ridge and Bayview Ridge Crescent, to 40 km/h.

Background Information

40 km/h Speed Zone - Valley Road, Valley Ridge Place, Bayview Ridge and Bayview Ridge Crescent

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9508.pdf>)

40 km/h Speed Zone - Valley Road, Valley Ridge Place, Bayview Ridge and Bayview Ridge Crescent Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9509.pdf>)

40 km/h Speed Zone - Valley Road, Valley Ridge Place, Bayview Ridge and Bayview Ridge Crescent Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9510.pdf>)

NY12.23	ACTION	Amended		Ward: 26
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Through Traffic Restriction/Lane Designations - Eglinton Avenue East and Brentcliffe Road

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. designate the easterly northbound lane on Brentcliffe Road south of Eglinton Avenue East for right-turning vehicles only, from the south limit of Eglinton Avenue East to a point 75 metres south;
2. designate the westerly northbound lane on Brentcliffe Road south of Eglinton Avenue East for shared left-turning/through vehicles only, from the south limit of Eglinton Avenue East to a point 75 metres south;
3. designate the southerly eastbound lane on Eglinton Avenue East, west of Brentcliffe Road, for right-turning vehicles only, buses excepted, from the west limit of Brentcliffe Road to a point 100 metres west;
4. authorize and direct the appropriate City officials to take whatever action is necessary to give affect to the foregoing, including the introduction in Council of any bills that are

required; and

5. *receive and take no action on the recommendations in the Recommendations Section of the report (October 10, 2007) from the Director, Transportation Services, North York District.*

Financial Impact

All costs associated with the northbound through restriction are included within the Transportation Services Division, North York District's 2007 Operating Budget.

Summary

To obtain approval to prohibit northbound through movements, to designate the southerly eastbound lane on Eglinton Avenue East for right-turns only and to designate the northbound lanes on Brentcliffe Road for left-turns and shared through/right-turn movements at the intersection of Brentcliffe Road and Eglinton Avenue East.

The northbound through restriction is required in order to reduce the delay during peak periods for northbound right-turning vehicles that will occupy the shared through and right-turn lane following the completion of intersection improvements at Brentcliffe Road and Eglinton Avenue East.

The designation of the southerly eastbound lane on Eglinton Avenue East for right-turns only will assist the flow of northbound right-turning vehicles. The designation of the northbound lanes will eliminate any right-of-way conflicts on Brentcliffe Road, north of Eglinton Avenue East.

Background Information

Through Traffic Restriction/Lane Designations: Eglinton Avenue East and Brentcliffe Road (<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9341.pdf>)

Eglinton Avenue East and Brentcliffe Road Map Attachment 1 (<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9342.pdf>)

NY10.19 - Memo to NYCC

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9343.pdf>)

23a Lane Designations - Eglinton Avenue East and Brentcliffe Road - Supplementary Report

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

Financial Impact

All costs associated with the lane designations are included within the Transportation Services Division's 2008 Operating Budget estimates.

Summary

To obtain approval to designate the southerly eastbound lane on Eglinton Avenue East for

right-turns only and to designate the northbound lanes on Brentcliffe Road for shared left-turns/through movements and right-turn movements at the intersection of Brentcliffe Road and Eglinton Avenue East.

The designation of lanes on Brentcliffe Road and the designation of the southerly eastbound lane on Eglinton Avenue East for right-turns only will assist the flow of northbound right-turning vehicles.

Background Information

Eglinton Ave E and Brentcliffe Rd - Supplementary

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9833.pdf>)

NY12.24	ACTION	Deferred		Ward: 9
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Assumption of Services - Downsview Lands Secondary Plan owned by Costco Canada Inc., Block H, Plan 64R-16745 - Billy Bishop Way

(November 14, 2007) Report from Acting Director, Development Engineering

Committee Recommendations

The North York Community Council:

1. deferred consideration of the report (November 14, 2007) from the Acting Director, Development Engineering;
2. requested the Acting Director, Development Engineering, to communicate to the property owners that the road will not be assumed until the illegal curb cuts have been removed and the dead trees replaced;
3. directed that as a condition of assumption, the property owners be required to enter into an agreement with the City to maintain the boulevard between the south curb of Billy Bishop Way and the Highway 401 right-of-way, to the same standards as their property; and
4. requested the General Manager, Transportation Services Division, to submit a report to the North York Community Council on the winter maintenance standards on this road.

Financial Impact

There are no financial implications from this assumption of services other than those considered when the plan was approved in 2000.

Summary

This report recommends that the municipal services installed under the terms of the Section 37 Agreement for Downsview Lands Secondary Plan - Block H, dated August 28, 2000, between

Costco Canada Inc. and the City of Toronto are in the required condition to be assumed by the City.

Background Information

Assumption of Services - Billy Bishop Way

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9345.pdf>)

NY12.25	ACTION	Amended	Delegated	Ward: 25
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Naming of Proposed Private Lanes and Walkways - 939 Lawrence Avenue East (Shops at Don Mills)

(December 11, 2007) Report from City Surveyor

Committee Decision

The North York Community Council:

1. *approved the name " Clock Tower Road" only.*

Decision Advice and Other Information

The North York Community Council:

1. deferred consideration of the renaming names for the proposed private lanes and walkways at 939 Lawrence Avenue East, as identified in the report (December 11, 2007) from the City Surveyor, to its next meeting on February 12, 2008; and
2. requested the City Surveyor to submit a further report, to the North York Community Council for its meeting on February 12, 2008, on suitable names that recognize the historical nature of Don Mills.

Financial Impact

There are no financial implications resulting from the adoption of this report. The estimated costs of \$6,000.00 for the street name signs are to be paid by the applicant.

Summary

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

This report recommends that the proposed private lanes and walkways at the commercial development at 939 Lawrence Avenue East, The Shops at Don Mills, be named Clock Tower Road, Strolling Mills Road, Heartwood Road, Mercado Mews, Moonlight Lane, Nesting Walk, Reunion Walk, Twilight Lane and Azure Mews.

Background Information

Naming of Proposed Private Lanes and Walkways - 939 Lawrence Avenue East (Shops at Don Mills)

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9426.pdf>)

NY12.26	ACTION	Amended		Ward: 23
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Preliminary Report - Rezoning and Site Plan Applications - 515 Drewry Avenue

(December 11, 2007) Report from Director, Community Planning, North York District

Decision Advice and Other Information

The North York Community Council directed that:

1. City Planning staff schedule a community consultation meeting together with the Ward Councillor;
2. *City Planning staff give notice for the community consultation meeting to landowners and residents within 120 metres of the site and the expanded area which includes all residents and landowners within the area bounded by the south side of Drewry Avenue to the north, Kenton Drive and Charlton Boulevard to the south, Grantbrook Street to the east, the east side of Bathurst Street to the west, and all residents and landowners on Marathon Crescent and Digby Court; and that the applicant pay the City for the costs associated with extending the notice area; and*
3. City Clerk's staff give notice for the public meeting under the *Planning Act* 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 September 25, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

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

Staff will continue to process the Re-zoning and Site Plan Control applications and together

with the local Councillor will proceed to schedule a community consultation meeting with area residents.

A final report and Public Meeting under the Planning Act to consider this application is targeted for the second quarter of 2008 provided that any additional information is submitted in a timely manner.

Background Information

Preliminary - 515 Drewry

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9344.pdf>)

NY12.27	ACTION	Adopted		Ward: 23
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Final Report – Site Plan Control Application – 304A & 304B Churchill Ave

(December 11, 2007) Report from Director, Community Planning, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. authorize the Chief Planner or his designate to issue final approval of the Site Plan Control Application once the conditions set out in Attachment 6 to the report (December 11, 2007) from the Director, Community Planning, North York District, are satisfied.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was made on August 29, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The application seeks to obtain Site Plan Control Approval for the two single detached dwellings to be built on 304A and 304B Churchill Avenue.

Councillor Filion in a memo dated June 21, 2001, requested that all applications for Site Plan Control approval in Ward 23 be “bumped up” to City Council.

This report reviews and recommends approval of the application.

Background Information

Final Report - Site Plan Control Application - 304A & 304B Churchill Ave

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9427.pdf>)

NY12.28	ACTION	Adopted		Ward: 26
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Intention to Designate - Part IV Ontario Heritage Act and Approval of Alterations to a Heritage Building - Canadian Northern Railway Eastern Lines Locomotive Shop, 85 Laird Drive

Statutory - Ontario Heritage Act, RSO 1990

(November 12, 2007) Report from Director, Policy and Research, City Planning Division

Committee Recommendations

The North York Community Council recommends that City Council:

1. state its intention to designate the property at 85 Laird Drive under Part IV of the *Ontario Heritage Act*;
2. if there are no objections to the designation in accordance with Section 26(6) of the *Ontario Heritage Act*, authorize the solicitor to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
3. if there are objections in accordance with Section 29(7) of the *Ontario Heritage Act*, direct the City Clerk to refer the proposed designation to the Conservation Review Board;
4. approve the alterations to the heritage building at 85 Laird Drive substantially in accordance with the Heritage Impact Statement (Conservation Strategy) for the Canadian Northern Railway Eastern Lines Locomotive Shop Laird Drive, revised November 8, 2007, prepared by Carson Woods Architects Ltd., received by Heritage Preservation Services November 8, 2007, on file with the Manager Heritage Preservation Services, subject to the owner:
 - a. prior to final site plan approval:
 - i. providing a Detailed Conservation Plan, prepared by a qualified heritage consultant, detailing interventions and conservation work and including as-found photographs of the exterior and interior to the satisfaction of the Manager Heritage Preservation Services; and
 - ii. providing final development plans, a landscape plan and a lighting plan satisfactory to the Manager Heritage Preservation Services;
 - b. prior to the issuance of any building permit for the heritage building located at 85 Laird Drive, including a permit for the demolition, excavation, and/or shoring of the subject property:
 - i. providing a Letter of Credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure

- all work included in the Conservation Plan; and
- ii. providing building permit drawings satisfactory to the Manager Heritage Preservation Services; and
- c. prior to release of the Letter of Credit:
 - i. completing the heritage conservation work, satisfactory to the Manager, Preservation Services; and
 - ii. submitting final as-built photographs of the heritage building at 85 Laird Drive satisfactory to the Manager of Heritage Preservation Services.

Financial Impact

There are no financial implications resulting from the adoption of this report. The public Notice of Intention to Designate will be advertised on the City's web site in accordance with the City of Toronto Act provisions.

Summary

This report recommends that City Council state its intention to designate the property at 85 Laird Drive, the former Canadian Northern Railway Eastern Lines Locomotive Shop, under Part IV of the Ontario Heritage Act and approve alterations to the heritage building.

The Locomotive Shop is on the east side of Laird Drive, set well back from the street. The applicant is proposing to build four car dealerships in the large area in front of the building. The building will be reused for parts and maintenance shops and car storage, and will be preserved, with some alterations to allow for the new automotive uses.

Dealerships 1 and 2 will front on Laird Drive and Dealerships 3 & 4 will be attached to the west façade of the Locomotive Works facing Laird Dr. The view shed to the centre section of the Locomotive Works between Dealerships 3 & 4 from Laird Dr. will be maintained and enhanced by landscaping.

Background Information

Intention to Designate - Part IV Ontario Heritage Act and Approval of Alterations to a Heritage Building - Canadian Northern Railway Eastern Lines Locomotive Shop, 85 Laird Drive

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9440.pdf>)

Intention to Designate - 85 Laird Drive Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9441.pdf>)

Intention to Designate - 85 Laird Drive Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9442.pdf>)

Intention to Designate - 85 Laird Drive Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9443.pdf>)

Intention to Designate - 85 Laird Drive Attachment 4

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9444.pdf>)

Intention to Designate - 85 Laird Drive Attachment 5

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9445.pdf>)

Intention to Designate - 85 Laird Drive Attachment 6
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9446.pdf>

Intention to Designate - 85 Laird Drive Attachment 7
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9447.pdf>

Declared Interests (Committee)

Councillor David Shiner - declared an interest in this item in that the Solicitor representing the applicant is representing his family on another matter.

28a 85 Laird Drive, Canadian Northern Railway Eastern Lines Locomotive Shop, Intention to Designate, Part IV, Ontario Heritage Act and Approval of Alterations to a Heritage Building (Ward 26 Don Valley West)

(December 7, 2007) Letter from Toronto Preservation Board

Summary

The Toronto Preservation Board on December 6, 2007 considered the report (November 12, 2008) from the Director, Policy and Research, City Planning Division.

Background Information

Intention to Designate - 85 Laird Drive - Toronto Preservation Board Recommendations
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9465.pdf>

NY12.29	ACTION	Adopted		Ward: 26
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Final Report – Zoning Application - 85 Laird Drive

Statutory - Planning Act, RSO 1990

(December 18, 2007) Report from Director, Community Planning, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. amend the Zoning By-law No. 1916 for the former Borough of East York as set out in the report (December 18, 2007) from the Director, Community Planning, North York District;
2. amend the Zoning By-law No. 1916 for the former Borough of East York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No.1 to the report (January 9, 2008) from the Director, Community Planning, North York District;

3. authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning by-law Amendment as may be required; and
4. before introducing the necessary Bills to City Council for enactment, require that Notice of Conditions of Approval be issued under Section 41 of the *Planning Act*.

Decision Advice and Other Information

The North York Community Council held a statutory public meeting on January 15, 2008; and notice was given in accordance with the *Planning Act*.

The North York Community Council approved, in principle, the following amendments, to be incorporated as conditions of approval, subject to the Director, Community Planning, North York District, submitting a report directly to City Council for its meeting on January 29 and 30, 2008, on the implications of these amendments after discussions with the Ward Councillor and the applicant:

- "1. that no vehicles shall be permitted to be displayed or stored between the dealership buildings and the curb on Laird Drive, other than in those areas shown on Schedule 3 of Attachment 1 to the report (January 9, 2008) from the Director, Community Planning, North York District;
2. that the landscaping plan shall include structures and landscaping that will physically preclude the display or storage of vehicles within this space including an extension of similar protections for the public realm;
3. that the applicant shall provide a letter of credit to the satisfaction of the Manager of Traffic Operations, Transportation Services Division, North York District, from which the City can draw to erect barriers should this condition be violated;
4. that the applicant be required to provide waste diversion facilities to meet the City's goal of 70% diversion to the satisfaction of the General Manager, Solid Waste Management Services; and
5. that exterior banners, flags, balloons, canvas figures that dance in the wind, flashing lights or any similar devices that are designed to attract attention shall not be permitted to be displayed on the property."

Financial Impact

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

Summary

An application has been submitted to permit the development of four motor vehicle dealerships at 85 Laird Drive on a former industrial property at the western boundary of the Leaside

Business Park.

The proposal also includes the retention of the former Canadian Northern Railway Eastern Lines Locomotive Shop located adjacent the eastern boundary of the property. The incorporation of the existing Locomotive Shop, which will function as the service area for two of the dealerships, has been reviewed as part of the proposal and will be part of the Site Plan review. A report on the designation of the Locomotive Shop under Part IV of the Ontario Heritage Act will be presented concurrently with this report.

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

Background Information

Final Report - Zoning Application - 85 Laird Drive

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9499.pdf>)

Declared Interests (Committee)

Councillor David Shiner - declared an interest in this item in that the Solicitor representing the applicant is representing his family on another matter.

29a Zoning Application - 85 Laird Drive

Summary

This report has been prepared as supplementary information to a final staff report dated December 18, 2007 to be presented to North York Community Council on January 15, 2008. The attached draft By-law implements the direction as outlined in the December 18, 2007 staff report.

An application has been submitted to permit the development of four motor vehicle dealerships at 85 Laird Drive on a former industrial property at the western boundary of the Leaside Business Park.

This report recommends approval of the application to amend the Zoning By-law as described in the December 18, 2007 staff report.

Background Information

Zoning Application - 85 Laird Drive - Supplementary Report

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9835.pdf>)

Zoning Application - 85 Laird Drive - Supplementary Report Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9836.pdf>)

NY12.30	ACTION	Amended		Ward: 23
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Residential Rental Demolition Application under Municipal Code Chapter 667 - 18, 22-26 Holmes Avenue & 19-23, 27-31 Olive Avenue

Statutory - City of Toronto Act, 2006

(December 17, 2007) Report from Director, Community Planning, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. approve the application to demolish the 10 residential dwelling units, including 1 rental unit at 18, 22-26 Holmes Avenue, 19-23, 27-31 Olive Avenue, pursuant to Municipal Code Chapters 667 and 363;
2. authorize the Chief Planner to issue a preliminary approval to the application under Municipal Code Chapter 667;
3. authorize the Chief Building Official to issue a Section 111 permit under Municipal Code Chapter 667 after the Chief Planner has given the preliminary approval in Recommendation 2, on condition that:
 - a. the Owner remove all debris and rubble from the site immediately after demolition;
 - b. the Owner erect a fence in accordance with the provisions of Municipal Code Chapter 363, Article III if deemed appropriate by the Chief Building Official;
 - c. the Owner maintain the site free of garbage and weeds in accordance with Municipal Code Chapters 632-5 and 629-10, Paragraph B;
 - d. the Owner backfills any holes on the property with clean fill no later than one (1) month from the date of issuance of the demolition permit(s);
 - e. the Owner erect a residential building on site no later than three (3) years from the date of issuance of the demolition permit(s); and
 - f. should the Owner fail to complete the new building within the time specified in Condition (f), the City Clerk shall be entitled to enter on the collector's roll, to be collected in a like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000) for each dwelling unit for which a demolition permit is issued, and that each sum shall, until payment, be a lien or charge upon the land for which the demolition permit is issued; and
4. authorize the Chief Building Official to issue a permit under Section 33 of the *Planning Act*, after the Chief Planner has given the preliminary approval in Recommendation 2,

which permit may be included in the demolition permit for Chapter 667 under Section 363-11.1E, of the Municipal Code; and

5. *direct the Director, Community Planning, North York District, to report back to the North York Community Council, on an interim plan to maintain the property in a park-like manner, if for any reason construction does not begin by the Summer of 2008.*

Decision Advice and Other Information

The North York Community Council held a public meeting on January 15, 2008 in accordance with the *City of Toronto Act, 2006*, and notice was given in accordance with the requirements of the City of Toronto Municipal Code, Chapter 667.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application is to demolish 10 residential dwelling units containing 1 rental housing unit. No building permit has been issued.

The demolition of residential rental property is prohibited under Chapter 667 of the Toronto Municipal Code unless a permit has been issued under Section 111 of the City of Toronto Act.

The applicant has also submitted separate related applications under the Planning Act to permit the construction of a 28-storey, 308 unit residential building and two 2-storey townhouse and two 4-storey townhouse buildings containing 74 units at 18, 22-26, Holmes Avenue, 19-23, 27-31 Olive Avenue, a portion of 33 & 37 Olive Avenue and a portion of 28 and 32 Holmes Avenue.

The demolition of these ten dwellings and one rental unit is proposed at this time as the dwellings currently sit vacant and have become the subject of numerous incidents of vandalism and break-ins.

This report recommends approval of the application to demolish the 10 residential dwelling units, including 1 rental housing unit, subject to conditions pursuant to the provisions of Municipal Code Chapters 667 and 363.

Background Information

Residential Rental Demolition Application under Municipal Code Chapter 667 - 18, 22-26 Holmes Avenue & 19-23, 27-31 Olive Avenue
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9507.pdf>)

Communications

- (January 4, 2008) letter from Olga Kolegaouva (NY.Main.NY12.30.1)
- (January 8, 2008) letter from Simin Rasizadeh (NY.Main.NY12.30.2)
- (January 14, 2008) e-mail from Thulasi Unnithan (NY.New.NY12.30.3)

NY12.31	ACTION	Adopted		Ward: 24
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Report Request - Redevelopment Plans for the Shops on Steeles Plaza - northeast corner of Steeles Avenue East/Don Mills Road and abutting the west side of Highway 404 - City of Markham

(January 15, 2008) Member Motion from Councillor Shiner

Decision Advice and Other Information

The North York Community Council requested the Director, Transportation Services Division, North York District and the Director, Community Planning, North York District, to report to the North York Community Council for its meeting on February 12, 2008, on the status of the application on Redevelopment Plans for the Shops on Steeles Plaza, northeast corner of Steeles Avenue East/Don Mills Road, and abutting the west side of Highway 404, City of Markham, and the impacts it may have on both the community immediately to the south of Steeles Avenue East, as well as other impacts it may have on development along the Steeles Avenue East Corridor.

Summary

Motion submitted by Councillor Shiner, requesting a report on the status of an application on Redevelopment Plans for the Shops on Steeles Plaza, northeast corner of Steeles Avenue East/Don Mills Road, and abutting the west side of Highway 404, City of Markham.

NY12.32	ACTION	Adopted		Ward: 15
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Report Request - Existing Encroachment Policy - North York Community Council Area

(January 15, 2008) Member Motion from Councillor Moscoe

Decision Advice and Other Information

The North York Community Council requested the District Manager, Municipal Licensing and Standards, North York District, to report on the rationale for the existing Encroachment Policy for the North York Community Council area that requires a renewal period on a residential encroachment and not on a commercial encroachment.

Summary

Motion submitted by Councillor Moscoe, requesting that the District Manager, Municipal Licensing and Standards, North York District, to report on the rationale for the existing Encroachment Policy for the North York Community Council area that requires a renewal period on a residential encroachment and not on a commercial encroachment.

NY12.Bills	ACTION		Delegated	
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General Bills

The North York Community Council passed [By-laws 20-2008 to 31-2008](#).

Confirmatory Bills

The North York Community Council passed a Confirmatory Bill as By-law 32-2008.

Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2008-01-15	Morning	9:40 AM	11:55 AM	Public