



Decision Document

North York Community Council

Meeting No.	15	Contact	Francine Adamo, Committee Administrator
Meeting Date	Tuesday, May 6, 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.*

NY15.1	ACTION	Without Recs		Ward: 8, 9, 10
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Transportation Impacts - York University Busway

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

Committee Recommendations

North York Community Council submits this matter to City Council without recommendation.

Financial Impact

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

The only exception to the funding provided by the TTC is the funding for the traffic control signals at the intersection of William R. Allen Road and De Boers Drive. These costs will be

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

Summary

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

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

Background Information

Transportation Impacts - York University Busway

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

Transportation Impacts - York University Busway Map 1

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

Transportation Impacts - York University Busway Map 2

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

Transportation Impacts - York University Busway Map 3

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

Transportation Impacts - York University Busway Map 4

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

Transportation Impacts - York University Busway Map 5

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

Transportation Impacts - York University Busway Map 6

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

Transportation Impacts - York University Busway Map 7

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

Transportation Impacts - York University Busway Map 8

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

Transportation Impacts - York University Busway Map 9

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

Transportation Impacts - York University Busway Map 10

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

Transportation Impacts - York University Busway Map 11

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

Transportation Impacts - York University Busway Map 12

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

Transportation Impacts - York University Busway Map 13

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

NY15.2	ACTION	Amended	Delegated	Ward: 16
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Encroachment Agreement Request - 483 Old Orchard Grove

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

Committee Decision

North York Community Council:

1. Approved the Encroachment application, subject to the following conditions:
 - a. *that the owner be allowed to have the basketball net on the City road allowance and that this basketball net be included as part of the Encroachment agreement;*
 - 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 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;
 - 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 \$447.81 (paid);
 - ii. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.; and

- iii. One-time fee of \$441.25 plus G.S.T., totaling \$463.31.

Financial Impact

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

Summary

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

The purpose of this report is to consider a request by the owner(s) of 483 Old Orchard Grove, being a one-family detached dwelling sixth density zone (R6) for an encroachment agreement. The existing encroachments consist of two stone retaining walls, steps with walkway, decorative stones, basketball net and border curbs located on the City road allowance.

Background Information

Encroachment - 483 Old Orchard Grove

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

NY15.3	ACTION	Adopted	Delegated	Ward: 16
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Encroachment Agreement Request - 71 Caribou Road

(April 16, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Committee Decision

North York Community Council:

1. Approved the Encroachment application, subject to the following conditions:
 - a. that the owner maintain the hedge to its existing height of 2.13 metres and 1.52 metres so it does not obscure the street signs, to the satisfaction of Transportation Services, North York District;
 - b. that the owner install pop-up sprinkler heads, 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 at which time, 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., totaling \$456.32.

Financial Impact

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

Summary

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

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

Background Information

Encroachment - 71 Caribou Rd

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

NY15.4	ACTION	Adopted	Delegated	Ward: 16
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Encroachment Agreement Request - 123 Caribou Road

(April 16, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Committee Decision

North York Community Council:

1. Approved the Encroachment application, subject to the following conditions:
 - a. that the owner remove the decorative armour stones to 2.13 metres back from the face of the City curb, to the satisfaction of Transportation Services, North York District;
 - b. that the owner install a pop-up sprinkler head, 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 at which time, 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., totaling \$456.32.

Financial Impact

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

Summary

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

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

Background Information

Encroachment - 123 Caribou Rd

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

NY15.5	ACTION	Adopted	Delegated	Ward: 23
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Encroachment Agreement Request - 130 Avondale Avenue

(April 17, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Committee Decision

North York Community Council:

1. Approved the Encroachment application, subject to the following conditions:
 - a. that the owner remove the drain pipe from the City road allowance, to the satisfaction of Transportation Services, North York District.
 - b. that the owner maintain the walkway flush with the City sidewalk, 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 at which time, 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.
- 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 \$441.25 plus G.S.T., totaling \$463.31.

Financial Impact

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

Summary

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

The purpose of this report is to consider a request by the owner(s) of 130 Avondale Avenue, being a one-family detached dwelling fourth density zone (R4) for an encroachment agreement. The encroachment consists of masonry block steps, walkway, two retaining walls and drainpipe located on the City road allowance.

Background Information

Encroachment - 130 Avondale Ave

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

NY15.6	ACTION	Adopted	Delegated	Ward: 25
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Encroachment Agreement Request - 11 McBain Avenue

(April 14, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Committee Decision

North York Community Council:

1. Approved the Encroachment application, subject to the following conditions:
 - a. that the owner remove two bricks from the east side edge of the driveway at Broadway Avenue to the satisfaction of Transportation Services, North York District;
 - 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 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;
 - 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(s) 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 \$441.25 plus G.S.T., totaling \$463.31.

Financial Impact

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

Summary

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

The purpose of this report is to consider a request by the owner(s) of 11 McBain Avenue, being a one-family detached dwelling, seventh density zone (R7), for an encroachment agreement. The existing encroachments consist of a cedar fence, natural stone retaining walls, brick edging and landscaping. The proposed encroachment consists of a Japanese Maple tree located on the City road allowance.

Background Information

Encroachment - 11 McBain Avenue

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

NY15.7	ACTION	Deferred	Delegated	Ward: 23
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Encroachment Agreement Request - 15 Feldbar Court

(April 16, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Decision Advice and Other Information

North York Community Council deferred consideration of the report (April 16, 2008) from the District Manager, Municipal Licensing and Standards, North York District, to its next meeting on June 10, 2008 to allow for a meeting with City staff from Transportation Services Division, North York District, Municipal Licensing and Standards Division, North York District, and the applicant.

Financial Impact

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

Summary

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

The purpose of this report is to consider a request by the owner(s) of 15 Feldbar Court, being a one-family detached dwelling fourth density zone (R4) for an encroachment agreement. The

existing encroachments consist of two board fences, a trellis, iron gate, hedge and a planter located on the City road allowance.

Background Information

Encroachment - 15 Feldbar Court

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

NY15.8	ACTION	Deferred	Delegated	Ward: 23
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Fence Exemption Request - 15 Feldbar Court

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

Decision Advice and Other Information

North York Community Council deferred consideration of the report (April 13, 2008) from the District Manager, Municipal Licensing and Standards, North York District, to its next meeting on June 10, 2008 to allow for a meeting with City staff from Transportation Services Division, North York District, Municipal Licensing and Standards Division, North York District, and the applicant.

Financial Impact

There is no financial impact anticipated in this report.

Summary

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

The purpose of this report is to consider a request by the owner(s) of 15 Feldbar Court, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the front yard not within 2.4 metres of the front lot line can be 1.2 metres. Within 2.4 metres of the front lot line the maximum height can be 1.2 metres provided it is open mesh chain link or an equivalent that does not restrict sight lines otherwise the maximum height of the fence can be 1 metre. This section further states that the maximum height for any other fence is 2 metres.

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

Background Information

Fence - 15 Feldbar Crt

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

NY15.9	ACTION	Amended	Delegated	Ward: 25
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Fence Exemption Request - 37 Park Lane Circle

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

Committee Decision

North York Community Council:

- 1. Approved the request for an exemption from the City of Toronto Municipal Code, Chapter 447 – Fences, Section 447-2(B), on condition that when the fence is replaced, that it be constructed in compliance with Chapter 447 or its successor by-law.*

Financial Impact

There is no financial impact anticipated in this report.

Summary

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

The purpose of this report is to consider a request by the owner(s) of 37 Park Lane Circle, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the front yard not within 2.4 metres of the front lot line can be 1.2 metres. Within 2.4 metres of the front lot line the maximum height can be 1.2 metres provided it is open mesh chain link or an equivalent that does not restrict sight lines otherwise the maximum height of the fence can be 1 metre. This section further states that the maximum height for any other fence is 2 metres.

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

Background Information

Fence - 37 Park Lane Circle

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

NY15.10	ACTION	Adopted	Delegated	Ward: 23
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Fence Exemption Request - 229 Betty Ann Drive

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

Committee Decision

North York Community Council:

1. Refused the fence exemption request.

Financial Impact

There is no financial impact anticipated in this report.

Summary

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

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

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

Background Information

Fence Exemption Request - 229 Betty Ann Drive

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrrd/backgroundfile-12157.pdf>)

NY15.11	ACTION	Deferred	Delegated	Ward: 8
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Sign Variance Request - Ground Identification Sign - 1150 Sheppard Avenue West

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

Decision Advice and Other Information

North York Community Council deferred consideration of the report (April 12, 2008) from the Director of Building and Deputy Chief Building Official.

Financial Impact

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

Summary

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

The purpose of this report is to review and make recommendations on a request by Robert Manning of Gregory Signs Ltd., on behalf of the property owners Prudent Financial Services Inc., for an approval of variances from former City of North York Sign By-law No. 30788, as amended, to permit installation of one illuminated, double faced first party ground sign on the southeast corner of Sheppard Ave. West and Kodiak Crescent.

Background Information

Sign Variance - 1150 Sheppard Ave W

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

Sign Variance - 1150 Sheppard Ave W Map 1

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

NY15.12	ACTION	Adopted	Delegated	Ward: 16
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Sign Variance Request - 3284 Yonge Street

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

Committee Decision

North York Community Council:

1. Approved the request to permit, for identification purposes, one fascia sign with 50% of the sign area having an electronic message display copy.

2. Directed that the applicant be advised, upon approval of variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Financial Impact

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

Summary

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

The purpose of this report is to review and make recommendations on a request by Claire Hodge of Goway Travel Ltd., for an approval of a variance from former City of Toronto Sign By-law No. 297, as amended, to permit the erection of one illuminated sign, located on the ground floor of a five storey building at 3284 Yonge Street.

Background Information

Sign Variance - 3284 Yonge

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

Sign Variance - 3284 Yonge Map 1

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

NY15.13	ACTION	Adopted	Delegated	Ward: 25
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Sign Variance Request - 946 Lawrence Avenue East

(April 9, 2008) Report from Director of Building and Deputy Chief Building Official

Committee Decision

North York Community Council:

1. Approved the request for variance.
2. Directed that the applicant be advised of the requirement to obtain the necessary sign permits from the Chief Building Official.

Financial Impact

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

Summary

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

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

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

Background Information

Sign Variance Request - 946 Lawrence Avenue East

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

Sign Variance Request - 946 Lawrence Avenue East Map 1

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

Communications

(May 5, 2008) e-mail from Terry West, President, Don Mills Residents Inc. (NY.Main.NY15.13.1)

NY15.14	ACTION	Deferred	Delegated	Ward: 24
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Sign Variance Request - 650-672 Sheppard Avenue East

(April 9, 2008) Report from Director of Building and Deputy Chief Building Official

Decision Advice and Other Information

North York Community Council deferred consideration of the report (April 9, 2008) from the Director of Building and Deputy Chief Building Official.

Financial Impact

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

Summary

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

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

Background Information

Sign Variance Request - 650-672 Sheppard Avenue East

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

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

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

NY15.15	Information	Deferred		Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Process for Removal of Illegal Signs in North York

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

Decision Advice and Other Information

North York Community Council deferred consideration of the report (March 10, 2008) from the District Manager, Municipal Licensing and Standards, North York District, to its next meeting on June 10, 2008.

Financial Impact

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

Summary

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

Background Information

Process for Removal of Illegal Signs in North York

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12158.pdf>)

Communications

(May 5, 2008) e-mail from Rami Tabetlo, Co-ordinator, IllegalSigns.ca (NY.Main.NY15.15.1)

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

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

Decision Advice and Other Information

North York Community Council deferred consideration of the report (March 20, 2008) from the Chief Building Official/Executive Director, Toronto Building and the Executive Director,

Municipal Licensing and Standards and respective Sign Investigation Lists, to its next meeting on June 10, 2008.

Summary

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

Background Information

Sign By-law Enforcement

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

Sign By-law Enforcement Staff Report

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

Sign By-law Enforcement Attachment 1A

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

Sign By-law Enforcement Attachment 1B

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

Sign By-law Enforcement Attachment 2A

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

Sign By-law Enforcement Attachment 2B

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

Sign By-law Enforcement Attachment 3A

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

Sign By-law Enforcement Attachment 3B

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

Sign By-law Enforcement Attachment 4

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

Sign By-law Enforcement Attachment 5

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

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

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

Committee Decision

North York Community Council:

1. Amended Schedule VIII of By-law 31001, of the former City of North York, to prohibit parking from 12:00 a.m. to 6:00 a.m., on the west/south/east side of Wheelwright Crescent, from Hullmar Drive (west leg) to Hullmar Drive (east leg).

Financial Impact

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

Summary

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

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

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

Background Information

Parking Regulations - Wheelwright Crescent

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

Parking Regulations - Wheelwright Crescent Map 1

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

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

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

Committee Decision

North York Community Council:

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

4. Amended Schedule IX of By-law 31001, of the former City of North York, to prohibit stopping at anytime on the east side of Dufferin Street, from Sheppard Avenue West to a point 70 metres north.

Financial Impact

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

Summary

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

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

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

Background Information

Stopping Prohibitions - Dufferin Street

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

Stopping Prohibitions - Dufferin Street Map 1

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

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

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

Committee Decision

North York Community Council:

1. Amended Schedule IX of By-law 31001, of the former City of North York, to delete the No Stopping, 8:00 a.m. to 5:00 p.m., Monday to Friday, prohibition on the north side of Bainbridge Avenue, from a point 411 metres west of the westerly limit of Yeomans Road to a point 53 metres westerly thereof.
2. Amended Schedule IX of By-law 31001, of the former City of North York, to prohibit stopping, from 8:00 a.m. to 5:00 p.m., Monday to Friday, on the north side of Bainbridge Avenue, from a point 380 metres west of Yeomans Road to a point 157 metres westerly thereof.

3. Amended Schedule X of By-law 31001, of the former City of North York, to delete the 30 minute permitted parking, from 8:00 a.m. to 5:00 p.m., Monday to Friday, restriction on the north side of Bainbridge Avenue, from a point 169 metres east of the easterly limit of Dehaviland Street to the easterly limit of Dehaviland Street.
4. Amended Schedule X of By-law 31001, of the former City of North York, to install 30 minute permitted parking, from 8:00 a.m. to 5:00 p.m., Monday to Friday, on the north side of Bainbridge Avenue, from Dehaviland Street to a point 95 metres east.

Financial Impact

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

Summary

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

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

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

Background Information

Stopping Regulations - Bainbridge Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12305.pdf>)

Stopping Regulations - Bainbridge Avenue Map 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12306.pdf>)

NY15.20	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

North York Community Council:

1. Deferred consideration of the report (December 10, 2007) from the Director, Transportation Services Division, North York District.
2. Requested that consultation occur as directed by the North York Community Council at its meeting on January 15, 2008.

3. Directed that the consultation be on-site and representatives of the Ministry of Transportation, the Toronto Transit Commission and Transportation Services Division, North York District, be invited to attend.

Financial Impact

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

Summary

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

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

Background Information

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

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

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

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

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

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

Committee Recommendations

North York Community Council recommends that City Council:

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

Financial Impact

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

Summary

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

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

Background Information

Pedestrian Crossing Prohibition - Dufflaw Road at Lawrence Avenue West

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

Pedestrian Crossing Prohibition - Dufflaw Road at Lawrence Avenue West Map 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12292.pdf>)

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

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

Committee Recommendations

North York Community Council recommends that City Council:

1. Amend the existing eastbound right-turn prohibition at Chicoutimi Avenue and Lawrence Avenue West, 7:00 a.m. to 9:00 a.m., Monday to Friday, except Public Holidays, to exempt buses.
2. Amend the existing westbound left-turn prohibition at Chicoutimi Avenue and Lawrence Avenue West, 7:00 a.m. to 9:00 a.m., Monday to Friday, except Public Holidays, to exempt buses.

Financial Impact

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

Summary

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

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

Background Information

Turn Restrictions - Lawrence Avenue West at Chicoutimi Avenue

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

Turn Restrictions - Lawrence Avenue West at Chicoutimi Avenue Map 1
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12309.pdf>

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

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

Committee Decision

North York Community Council:

1. Amended Schedule XVIII of By-law 31001, of the former City of North York, by deleting Bestview Drive as a through street, from the southerly limit of Steeles Avenue East to the westerly limit of the easterly portion of Kentland Crescent.
2. Amended Schedule XVIII of By-law 31001, of the former City of North York, to designate Bestview Drive as a through street, from Tarbert Road to Laureleaf Road South.
3. Amended Schedule XVIII of By-law 31001, of the former City of North York, to designate Bestview Drive as a through street, from Laureleaf Road South to Steeles Avenue East.
4. 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 Bestview Drive and Laureleaf Road South.

Financial Impact

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

Summary

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

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

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

Background Information

All-Way Stop Control - Bestview Drive at Laureleaf Road South

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12298.pdf>)

All-Way Stop Control - Bestview Drive at Laureleaf Road South Map 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12299.pdf>)

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

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

Committee Recommendations

North York Community Council recommends that City Council:

1. Approve the installation of traffic control signals at the intersection of Provost Drive and Esther Shiner Boulevard.

Financial Impact

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

Summary

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

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

Background Information

Traffic Control Signals - Esther Shiner Boulevard at Provost Drive

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

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

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

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

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

Committee Decision

North York Community Council:

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

Financial Impact

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

Summary

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

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

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

Background Information

On-Street Parking - Snowdon Avenue

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

On-Street Parking - Snowdon Avenue Map 1

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

NY15.26	ACTION	Adopted	Delegated	Ward: 26
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Short-Term Parking - Parkhurst Boulevard

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

Committee Decision

North York Community Council:

1. Directed that the existing No Parking, 8:00 a.m. to 10:00 a.m. and 3:00 p.m. to 5:00 p.m., Monday to Friday, prohibition on the north side of Parkhurst Boulevard, between Laird Drive and Sutherland Drive, be deleted.
2. Directed that parking be prohibited from 8:00 a.m. to 10:00 a.m. and 3:00 p.m. to 5:00 p.m., Monday to Friday, on the north side of Parkhurst Boulevard, from the east limit of Randolph Road to the east limit of Sutherland Drive.
3. Directed that parking be prohibited at anytime on the north side of Parkhurst Boulevard, from the west limit of Laird Drive to a point 42 metres west.
4. Directed that parking be permitted for maximum periods of 15 minutes on the north side of Parkhurst Boulevard, from 8:00 a.m. to 5:00 p.m., Monday to Friday, between a point 42 metres west of Laird Drive and the east limit of Randolph Road.

Financial Impact

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

Summary

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

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

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

Background Information

Short-Term Parking - Parkhurst Boulevard

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

Short-Term Parking - Parkhurst Boulevard Map 1

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

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

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

Committee Decision

North York Community Council:

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

Financial Impact

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

Summary

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

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

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

Background Information

Parking Prohibitions - Wilkinson Drive and Doubletree Road

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

Parking Prohibitions - Wilkinson Drive and Doubletree Road Map 1

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

NY15.28	ACTION	Adopted	Delegated	Ward: 34
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Disabled Persons' Loading Zone - Cranborne Avenue

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

Committee Decision

North York Community Council:

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

Financial Impact

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

Summary

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

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

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

Background Information

Disabled Persons' Loading Zone - Cranborne Avenue

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

Disabled Persons' Loading Zone - Cranborne Avenue Map 1

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

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

(April 22, 2008) Memo from City Clerk

Decision Advice and Other Information

The North York Community Council deferred consideration of the communication (April 22, 2008) from the City Clerk, to its next meeting on June 10, 2008 to consider the report from Transportation Services Division requested by the North York Community Council at its meeting on February 12, 2008.

Summary

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

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

(April 10, 2008) Report from Toronto Fire Services

Committee Recommendations

North York Community Council recommends that City Council:

1. Designate 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 as a fire route pursuant to Municipal Code Chapter 880- Fire Routes – 939 Lawrence Avenue East(Part A).
2. Authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

Financial Impact

There are no financial implications associated with this report.

Summary

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

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

Background Information

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

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12129.pdf>)

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

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

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

(April 16, 2008) Report from City Surveyor

Committee Decision

North York Community Council:

1. Directed that the proposed private lane at 2130 Bayview Avenue be named “Hargrave Lane”.
2. Directed that Cresford Developments pay the costs, estimated to be \$600.00, for the fabrication and installation of street name signs.
3. Directed that the owners or the successors of the subject lands shall maintain, at their own risk, the signage installed under Recommendation (2) of the report (April 16, 2008) from the City Surveyor.
4. Authorized and directed the appropriate City Officials to take the necessary action to give effect thereto, including the introduction of a naming by-law.

Financial Impact

There are no financial implications resulting from the adoption of this report. The estimated costs of \$600.00 for the street name signs are to be paid by the applicant

Summary

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

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

Background Information

Naming - 2130 Bayview Ave

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

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

(April 16, 2008) Report from City Surveyor

Committee Decision

North York Community Council:

1. Directed that the proposed private street at 25 Buchan Court be named “Bloorview Place”.
2. Directed that Cityzen Development Corporation pay the costs, estimated to be \$300.00, for the fabrication and installation of a street name sign.
3. Directed that the owners or the successors of the subject lands shall maintain, at their own risk, the signage installed under Recommendation (2) of the report (April 16, 2008) from the City Surveyor.
4. Authorized and directed the appropriate City Officials to take the necessary action to give effect thereto, including the introduction of a naming by-law.

Financial Impact

There are no financial implications resulting from the adoption of this report. The estimated costs of \$300.00 for the street name sign are to be paid by the applicant

Summary

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

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

Background Information

Naming - 25 Buchan Crt

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

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

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

Committee Decision

North York Community Council:

1. Appointed Allan Williams to the Leaside Gardens Board of Management for a term of office ending November 30, 2010 or until a successor is appointed.

Summary

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

NY15.34	Information	Deferred		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

Decision Advice and Other Information

North York Community Council deferred consideration of the report (April 18, 2008) from the General Manager, Parks, Forestry and Recreation, to its next meeting on June 10, 2008, to allow debate and proper notice to be given to any interested persons.

Summary

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

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

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

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

Background Information

Multipad Ice Arena - Land to Purchase

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

Multipad Ice Arena - Land to Purchase - Attachment 1

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

Multipad Ice Arena - Land to Purchase - Attachment 2

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

Multipad Ice Arena - Memo to City Clerk

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

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

(March 18, 2008) Memo from City Clerk

Committee Recommendations

North York Community Council recommends that City Council:

1. *Deem the property at 1066 Avenue Road to be residential for the purposes of parkland dedication, as the proposed development for this site has been approved as a residential building.*

Decision Advice and Other Information

North York Community Council:

1. *Requested the City Solicitor to report directly to City Council, for its meeting on May 26 and 27, 2008, on the interpretation of the parkland dedication for 1066 Avenue Road.*
2. *Referred the following recommendation to the Parks and Environment Committee:*

“that retirement residences be considered residential for parks dedication purposes.”

Summary

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

City Council adopted a number of recommendations regarding this item and in addition requested that the General Manager of Parks, Forestry and Recreation, in consultation with the Acting Chief Planner and Executive Director, City Planning, report to the next meeting of the North York Community Council on April 8, 2008, on the application of the alternative parkland dedication by-law with respect to this application.

Background Information

Alternative Parkland Dedication - 1066 Avenue Rd
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12163.pdf>)

Communications

(May 5, 2008) e-mail from Kim Kovar, Aird & Berlis, on behalf of Forum Development Ltd., property owners of 1066 Avenue Road (NY.Main.NY15.35.1)

35a Applicable Parkland Dedication Requirement for 1066 Avenue Road

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

Financial Impact

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

Summary

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

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

Background Information

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

NY15.36	ACTION	Adopted		Ward: 33
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Don Mills and Sheppard Community Services & Facilities (CS&F) Needs Assessment

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

Committee Recommendations

North York Community Council recommends that City Council:

1. Endorse the strategic directions identified in the Don Mills and Sheppard Community Services and Facilities (CS&F) Needs Assessment Report attached as Appendix B to the report (March 7, 2008) from the General Manager, Parks, Forestry and Recreation and the Director, Community Planning, North York District, including the identification of CS&F priorities for the broader Don Mills and Sheppard area as well as for the three sub-areas - Don Mills North (Oriole), Don Mills South (Parkway Forest) and Leslie/Sheppard (Sheppard Corridor).

Financial Impact

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

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

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

Summary

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

The study was triggered by the redevelopment proposal for the Parkway Forest community by the owner, El-Ad Group Canada Inc. for a number of properties located within the Parkway Forest community at 100, 110 and 125 Parkway Forest Drive, 120 and 130 George Henry

Boulevard and 32-50, 65 and 80 Forest Manor Road area. As part of City Council's approval of this application, a community benefits package was secured under Section 37 of the Planning Act and included a new community centre, community agency space and an 82-space child care centre.

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

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

Background Information

Don Mills and Sheppard CS&F Needs Assessment

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12162.pdf>

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

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

Decision Advice and Other Information

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 that the notice area for the community consultation meeting be expanded to include all properties bounded by Gordon Road (including the tail end of Owen Boulevard, south of Gordon Road) to the north, Birchwood Avenue to the west, Valley Road to the south, Tudor Gate, Wilket Road and Wyegate Court, east of Bayview Avenue, and the management company for The Millways condominiums on the northeast corner of Bayview Avenue and York Mills Road; and that the applicant pay the City for the costs associated with extending the notice area.*

3. City Clerk's staff give notice for the public meeting under the *Planning Act* according to the regulations under the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

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

Background Information

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

Declared Interests (Committee)

Councillor Cliff Jenkins - declared an interest in this matter in that he and his spouse own property immediately adjacent to the subject property.

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

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

Decision Advice and Other Information

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 that the notice area for the community consultation meeting be extended to include all residents and landowners from Bessarion Road on the east, Highway 401 to the south, the east-side of Bayview Avenue to the west, Sheppard Avenue West to the north and the north side of Sheppard Avenue East between Burbank Drive and Hawksbury Road inclusive; and that the applicant pay*

the City for the costs associated with extending the notice area.

3. City Clerk's staff give notice for the public meeting under the *Planning Act* according to the regulations under the *Planning Act*.
4. *The applicant make every effort to purchase 15 Kenaston Gardens, and if unable to enter into an agreement to purchase, work with the appropriate City Divisions, including the Transportation Services and Real Estate Divisions, to expropriate the property with all costs being borne by the applicant.*

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was made on February 20, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

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

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

The report recommends that a community consultation meeting be scheduled by City Planning staff, in consultation with the Ward Councillor. Staff anticipate holding a community consultation meeting in the summer of 2008. A Final Report and a Public Meeting under the Planning Act is targeted for the end of this year, providing the applicant submits any required information in a timely manner.

Background Information

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

Communications

(April 21, 2008) e-mail from Craig Anderson, Municipal and Government Affairs Chairperson, Bayview Village Association, submitted by Councillor Shiner (NY.Main.NY15.38.1)

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

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

Decision Advice and Other Information

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 that the notice area for the community consultation meeting be extended to include all residents and landowners within the area bounded by Finch Avenue to the north, Byng Avenue to the south, Willowdale Avenue to the west and Yonge Street to the east; and that the applicant pay the City for the costs associated with extending the notice area.*
3. City Clerk's staff give notice for the public meeting under the *Planning Act* according to the regulations under the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

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

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

Background Information

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

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

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

Decision Advice and Other Information

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 that the notice area for the community consultation meeting be extended to include all landowners and residents within the area bounded by Bayview Avenue to the east, Willowdale Avenue to the west, Empress Avenue to the north and Sheppard Avenue East to the south; and that the applicant pay the City for the costs associated with extending the notice area.*
3. City Clerk's staff give notice for the public meeting under the *Planning Act* according to the regulations under the *Planning Act*.
4. *City Planning staff request the applicant to revise their proposal to conform to the Official Plan, and that staff report to North York Community Council on whether or not this has occurred by October, 2008 at the latest.*

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

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

Background Information

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

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

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

Statutory - Planning Act, RSO 1990

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

Committee Recommendations

North York Community Council recommends that City Council:

1. Amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7 to the report (April 11, 2008) from the Director, Community Planning, North York District.
2. Amend the Zoning By-law for 251 Ranee Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to the report (April 11, 2008) from the Director, Community Planning, North York District.
3. Authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
4. In accordance with the delegated approval under By-law 229-2000, be advised that the Chief Planner may approve the Draft Plan of Common Elements Condominium, as generally illustrated on Attachment 2 to the report (April 11, 2008) from the Director, Community Planning, North York District, subject to:
 - a. the appropriate conditions, which must be fulfilled prior to the release of the plan of condominium for registration; and
 - b. any such revisions to the proposed condominium plan or any such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development.
5. *Note that the façade design features are uninspiring and that the Director, Community Planning, North York District, be directed to seek improvements to the style of the design elements and quality of finishes as part of the site plan approval process.*
6. *Direct that each unit be designed in such a manner as to facilitate the City's objective of 70% diversion and in particular, each lot shall make provision for the City's new 3 bin solid waste disposal system in a way that bins are fully enclosed and can easily be rolled out for collection.*
7. *Refer the matter of a social infrastructure levy to be imposed on all developments within the boundaries of the Lawrence Heights revitalization area to the Lawrence Heights Revitalization Secretariat to determine the design and the quantum of such a levy for a*

report to City Council through the Executive Committee.

8. *Direct that should the design of the social infrastructure levy result in a different per unit amount for town houses the quantum of the levy for this development be adjusted accordingly but in no case will it exceed \$1,500.00 per unit.*
9. *Direct that in view of the proximity of this development to the Ranee entrance to the Yorkdale Subway Station, the applicant be required to provide the purchaser of each unit, at no cost to the purchaser, a one year transit pass.*
10. *Direct that the 1.6m chain link fence around the perimeter of the site be replaced with a decorative fence and the design to be determined as part of the site plan process.*
11. *Direct that the cash-in-lieu of parkland dedication be directed towards parkland within the Lawrence Heights revitalization area a priority neighbourhood.*

Decision Advice and Other Information

North York Community Council held a statutory public meeting on May 6, 2008, and notice was given in accordance with the *Planning Act*.

No-one addressed the North York Community Council.

North York Community Council requested that:

1. *The appropriate City Officials meet with the applicant and the local Councillor to discuss the provision of a \$1,500.00 per unit social infrastructure levy to be held in trust to provide social infrastructure for the re-development of Lawrence Heights; and that the Chief Planner and Executive Director, City Planning, report directly to City Council for its meeting on May 26 and 27, 2008 on this matter.*
2. *The appropriate City Officials meet with the applicant and the local Councillor to discuss the possibility that the condominium common element driveway to the rear of the town houses be deeded over to the City at no cost to the City for incorporation into the public road system should land become available through the revitalization of Lawrence Heights and this condition be registered on title; and that the Chief Planner and Executive Director, City Planning, report directly to City Council for its meeting on May 26 and 27, 2008 on this matter.*
3. *The appropriate City Officials meet with the applicant and the local Councillor to discuss the possibility that a provision be made for the removal of any or all parts of this fence if required by the City to enhance the revitalization of the adjacent area of Lawrence Heights and this be registered on title and be secured for at least a 15 year period through a letter of credit or such other instrument as may be determined by the City Legal Division; and that the Chief Planner and Executive Director, City Planning, report directly to City Council for its meeting on May 26 and 27, 2008 on this matter.*

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

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

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

Background Information

Final Report - Official Plan Amendment, Rezoning and Draft Plan of Common Elements Condominium - 251 Ranee Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12131.pdf>

Communications

(April 21, 2008) e-mail from Angela Harrison (NY.Main.NY15.41.1)

(May 6, 2008) Submission from Councillor Moscoe, forwarding a comparison chart of Development Charges Rates for the Town of Oakville and the City of Toronto (NY.New.NY15.41.2)

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

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

Committee Recommendations

North York Community Council recommends that City Council:

1. Support the proposed Zoning Amendment for an 11-storey residential building on the subject site, with a total maximum gross floor area of up to 6,759 m² and not to exceed the maximum base density plus combined density incentives and transfers authorized by the North York Centre Secondary Plan, substantially as outlined in the report (April 17, 2008) from the Director, Community Planning, North York District.
2. Support the proposed Site Plan Control Approval application substantially in accordance with the plans and conditions of approval as outlined in Attachment No. 6 to the report (April 17, 2008) from the Director, Community Planning, North York District, including the requirement that the Owner enter into an appropriate Site Plan Agreement to the satisfaction of the City Solicitor.
3. Authorize the City Solicitor and appropriate City staff to attend at the Ontario Municipal Board in support of the position outlined in the report (April 17, 2008) from the Director, Community Planning, North York District.
4. Authorize the City Solicitor to request that the Ontario Municipal Board withhold its Order with respect to the Zoning Amendment Application for the proposed 11-storey building until such time as:
 - a. a Zoning By-law Amendment is prepared to the satisfaction of the City Solicitor in consultation with the Chief Planner or designate; and
 - b. the Owner has entered into a Section 37 Agreement to the satisfaction of the City Solicitor, in consultation with the Chief Planner or designate, to provide the facilities, services and/or matters as generally outlined below:
 - i. the provision of 1.5 m² per unit indoor recreational amenity area;
 - ii. the provision of a minimum of 0.1 bicycle parking spaces for each non grade-related unit, in a 19 m² indoor, at-grade common bicycle storage room conveniently accessible to the outside, or such other amount and configuration as may be determined by the Ontario Municipal Board through the disposition of appeals with respect to OPA 567, the proposed general amendment to the North York Centre Secondary Plan with respect to bicycle storage;
 - iii. the conveyance to the City, for North York Centre Service Road purposes, of the property municipally known as 44 Avondale Avenue, with an area of approximately 274 m², free and clear of any structures, tenancies and encumbrances, and with any necessary environmental certification to the satisfaction of the Director, Technical Services, no later than 90 days from the date of final approval of the site-specific zoning by-law for the project. The Owner is also required to sod the property and provide any appropriate fencing along the property

boundaries in a manner acceptable to the Director of Transportation Services, and to provide a certified cheque in the amount of \$10,000.00 for the cost of property maintenance;

- iv. a monetary contribution toward the City's cost of land acquisition for the North York Centre Service Road and associated road network and buffer areas, and/or toward the cost of constructing and furnishing a public recreational centre or social facility serving the North York Centre, for the proposed density incentive of approximately 600 m². The Owner shall provide the monetary contribution in the form of a certified cheque, no later than 10 days from the date of final approval of the site-specific zoning by-law for the project. The amount of the monetary contribution shall be equal to the market value of density in the North York Centre as recommended by the Director of Real Estate Services; and
 - v. *the provision of one Toronto Transit Commission Metropass per unit for a period of one year at no cost to the purchaser.*
5. Authorize the City Solicitor to request that the Ontario Municipal Board withhold its Order with respect to the Site Plan Control Approval application, and that the implementing zoning by-law not come into full force and effect, until such time as the applicant has satisfied all of the site plan pre-approval conditions listed in Attachment No. 6 of the report (April 17, 2008) from the Director, Community Planning, North York District, including entering into an appropriate Site Plan Agreement to the satisfaction of the City Solicitor, in consultation with the Chief Planner or designate.
 6. Authorize the City Solicitor and any appropriate City staff to take actions as necessary to give effect to the recommendations of the report (April 17, 2008) from the Director, Community Planning, North York District.
 7. *Require the applicant to notify all prospective purchasers that they should anticipate lengthy delays at intersections in the immediate vicinity during the morning and evening peak periods due to severe traffic congestion, as indicated in the applicant's traffic impact study and that the method of such disclosure be to the satisfaction of the City Solicitor.*

Decision Advice and Other Information

North York Community Council requested that a copy of the Traffic Impact Study be distributed to all Members of the North York Community Council.

Financial Impact

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

Summary

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

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

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

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

Background Information

Directions Report - Bales & Avondale

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

Communications

(May 5, 2008) letter from Toula and Rafeek Hazineh (NY.New.NY15.42.1)

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

Statutory - Ontario Heritage Act, RSO 1990

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

Committee Recommendations

North York Community Council recommends that City Council:

1. Approve the request to demolish the house at 112 Blythwood Road in the Blythwood Heritage Conservation District, in accordance with Section 42 (1) of the *Ontario Heritage Act*.
2. Approve the plans for the replacement buildings, as shown in the plans submitted by the applicant, Sam Spagnuolo, CS&P Architects, Inc. including; Landscape Plan 20F dated December 13, 2007, Plans 2 to 9 dated revised March 28, 2008, all date stamped received by Heritage Preservation Services March 28, 2008, on file with the Manager, Heritage Preservation Services, and that the replacement structure be constructed substantially in accordance with the submitted plans, subject to the owner:
 - a. prior to the issuance of any building permit for the replacement buildings located at 112 Blythwood Road, including a permit for the demolition,

excavation, and/or shoring of the subject property, providing building permit drawings satisfactory to the Manager, Heritage Preservation Services.

Financial Impact

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

Summary

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

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

Background Information

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

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

Demolition - 112 Blythwood Road Attachment 1

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

Demolition - 112 Blythwood Road Attachment 2

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

Demolition - 112 Blythwood Road Attachment 3

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

Demolition - 112 Blythwood Road Attachment 4

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

Demolition - 112 Blythwood Road Attachment 5

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

Demolition - 112 Blythwood Road Attachment 6

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

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

(April 19, 2008) Letter from Toronto Preservation Board

Summary

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

1. deferred consideration of the report (March 27, 2008) from the Director, Policy and Research, Planning Division, to the May 22, 2008 meeting of the Board and requested that the Project Architects be present at that time to answer Member's questions;

2. requested that Heritage Preservation Services staff work with the Architect to revise the design of the portico and the dormer windows to a more appropriate scale; and
3. requested the North York Community Council to also defer consideration of the report to the June 10, 2008 meeting.

Background Information

Toronto Preservation Board Decision

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

NY15.44	ACTION	Referred		Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Snow Clearing - North York District

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

Decision Advice and Other Information

North York Community Council referred the following recommendations to the Public Works and Infrastructure Committee:

1. *That the General Manager, Transportation Services Division, be requested to:*
 - a. *improve the windrow clearing program so that windrows are opened in conjunction with street plowing rather than at a later time;*
 - b. *restore sidewalk clearing standards to the former City of North York standard and that sidewalk clearing include the deposit of sand or some other slip retardant or skid material; and*
 - c. *give consideration to clearing the snow on sidewalks, especially where the TTC buses stop to pick-up and drop-off passengers.*
2. *That the General Manager, Transportation Services, be requested to report on:*
 - a. *ways to better clear the snow from bus shelters and bus stops, in consultation with the Toronto Transit Commission;*
 - b. *ways to clear the snow from the Toronto Parking Authority Pay and Display machines, in consultation with the staff of the Toronto Parking Authority; and*
 - c. *the estimated costs associated with implementing the improvements identified in Recommendations 1a., 1b., and 2a. and 2b referred to above.*

North York Community Council also requested the General Manager, Transportation Services, to report back to the North York Community Council in February, 2009 on the number of complaints received regarding the removal of snow.

Summary

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

Background Information

Snow Clearing - North York District

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12159.pdf>)

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

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

Snow Clearing - North York District - Removal Guidelines

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

NY15.45	Presentation	Received		
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Presentation to Recipients of the Community Police Liaison Committee (C.P.L.C.) 32 Division - 2008 Poster Awards

Committee Recommendations

North York Community Council:

- Received the introductory remarks by Councillor Augimeri, Chair, North York Community Council, providing background information on the Poster Contest and the announcement of the winners by Lorrie Ming-Sun, Chair, 2008 Poster Contest Committee.
- Acknowledged the 3rd place award recipient Julianna Lee, from Cardinal Carter Academy, who unfortunately was unable to attend the presentation at Community Council.
- Acknowledged the presentation by Councillor Augimeri to the 2nd place award recipient Esther Noel, from St. Norbert Catholic School.
- Acknowledged the award presentation by Councillor Filion to the 1st place award recipient Samantha Wong, from People's Christian Academy.
- Acknowledged the following individuals, who were the 4th to 10th runners-up:

Thomas Ha – People's Christian Academy;
Amy Lai – People's Christian Academy;
Michelle Thevasagayam – People's Christian Academy;

Eden Haber – St. Andrews Junior High;
 Anastasia Alksnis – St. Edward Catholic School;
 Jessica Grifone – St. Norbert Catholic School; and
 April Vendiola – St. Norbert Catholic School.

Summary

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

NY15.46	ACTION	Adopted	Delegated	Ward: 25
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Encroachment Agreement Request – Rosedale Golf Course

(April 22, 2008) Report from Director, Water Infrastructure Management

Committee Decision

North York Community Council:

1. Authorized and directed the appropriate City officials to negotiate and enter into an Encroachment Agreement with the Owner on such terms and conditions as may be required by the General Manager of Toronto Water and the City Solicitor, including, but not limited to the following:
 - a. the Owner provide the City of Toronto with a \$200,000.00 Letter of Credit as security for the repair of any damage which may occur to the City's infrastructure caused by the proposed Services;
 - b. prior to the commencement of any work within the City easement, a Closed Circuit Television inspection (CCTV) be carried out to determine preconstruction conditions of the City's infrastructure. A second CCTV inspection be carried out following completion of the construction to locate any damage which may have been caused by the Owner's construction activities. All costs incurred by the City to carry out the CCTV inspections be paid by the Owner prior to the release of the Letter of Credit;
 - c. if the second CCTV inspection reveals damage to the City's infrastructure, or that following an inspection by Toronto Water staff, the infrastructure is found to have been damaged by the Owner's construction activities, the Owner shall pay for all costs incurred by the City to make the necessary repairs. If the Owner fails to pay, the City shall draw from the Owner's Letter of Credit;
 - d. the Owner shall indemnify the City against all claims for loss or damage which may occur to the proposed work as a result of a leak or break to the City's

infrastructure. The Owner shall also indemnify the City against all claims for loss or damage which may occur to the proposed Services for any future construction activity upon, or within the City easement, to repair, install, modify, or replace the existing City infrastructure by City staff or by contractors retained by the City to carry out said work;

- e. the Owner shall not commence the proposed Services until the Encroachment Agreement is formally documented;
 - f. the Owner shall maintain the proposed Services as approved under the site plan approval in a good state of repair; and
 - g. the Owner shall provide the City within six months of completion of site servicing, as-constructed drawing(s), with as-built geo-referenced horizontal and vertical location of the proposed Services in a format satisfactory to the City. The as-constructed drawing(s) shall be prepared and certified by a Professional Engineer or Ontario Land Surveyor.
2. Authorized and directed the appropriate City Officials to take the necessary action to give effect thereto.

Financial Impact

There are no financial implications.

Summary

To obtain Community Council's authority to negotiate and enter into an Encroachment Agreement with Rosedale Golf Association Limited (the "Owner") to permit the Owner to encroach on the City's sewer easement located on the Rosedale Golf Course, Toronto (the "Property") for the purpose of installing a sprinkler system and, Bell and hydro cables (the "Services").

Background Information

Encroachment Agreement Request - Rosedale Golf Course

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12649.pdf>)

NY15.47	ACTION	Adopted		Ward: 23
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Staff Representation at the Ontario Municipal Board - Committee of Adjustment Applications - 150 Avondale Avenue

(May 6, 2008) Member Motion from Councillor Filion

Committee Recommendations

North York Community Council recommends that City Council:

1. Authorize the City Solicitor and Planning Staff to attend the Ontario Municipal Board hearing to uphold the Committee's decisions.

Summary

Natasha Saigol, the owner of 150 Avondale Avenue, made an application to the Committee of Adjustment, North York District for the division of a parcel of residential lands into two (2) parts for the creation of a new residential building lot.

Minor Variance Applications were also made for the construction of a new two storey dwelling on each of the proposed lots. Variances were requested with respect to lot frontage and width, lot area, lot coverage, east and west side yard setbacks and length.

The consent and minor variance applications were considered by the Committee of Adjustment on April 9th, 2008, where it was the decision of the Committee to refuse all three (3) of the applications.

Planning staff commented that the proposed lots do not reflect the existing physical character of the neighbourhood and recommended that the applications be refused.

The applicant appealed the applications to the Ontario Municipal Board.

The Ontario Municipal Board has not set a date for this hearing.

The Councillor is requesting that Legal Staff and Planning Staff attend the Ontario Municipal Board hearing in support of the Committee's decision.

Background Information

Notice of Motion - Staff Representation at the Ontario Municipal Board - 150 Avondale Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12703.pdf>)

NY15.48	ACTION	Adopted	Delegated	Ward: 23, 26
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Requests for Endorsement of Events for Liquor Licensing Purposes

Committee Decision

North York Community Council, for liquor licensing purposes, declared the following to be events of Municipal Significance:

1. Toronto Taste 2008, an indoor/outdoor benefit event in support of Second Harvest, to be held on Sunday, June 8, 2008 from 5:00 p.m. at the Japanese Canadian Cultural

Centre, 6 Garamond Court; and

2. Finnjoy / Nordic Fair 2008, a cultural event organized by the Toronto Finnish Advancement Association, to be held on Friday, June 27, 2008 to Sunday, June 29, 2008 in Mel Lastman Square.

Summary

Seeking endorsement of events of Municipal significance for liquor licensing purposes.

Communications

(April 29, 2008) letter from Jennifer Verschraegen, Manager of Special Events and Sponsorship, Second Harvest, regarding Toronto Taste 2008 to be held on June 8, 2008, from 5:00 p.m. at the Japanese Canadian Cultural Centre, 6 Garamond Court (NY.New.NY15.48a)
(May 5, 2008) letter from Hans Myrskog, Chair, Finnish Advancement Association, regarding Finnjoy / Nordic Fair 2008, to be held on Friday, June 27, 2008 to Sunday, June 29, 2008 in Mel Lastman Square (NY.New.NY15.48b)

NY15.49	ACTION	Amended		Ward: 8
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Public Art Contribution - 1100 Sheppard Avenue West

(May 6, 2008) Member Motion from Councillor Perruzza

Committee Recommendations

North York Community Council recommends that City Council:

1. *direct that since the owner elects to contribute the balance of its public art funds for off-site public art, that the funds, which are contributed from the Liberty Subdivision for off-site public art, be spent in consultation with the Ward Councillor for the purposes of public art in Ward 8.*

Decision Advice and Other Information

North York Community Council requested the Chief Planner and Executive Director, City Planning, to report directly to City Council, for its meeting on May 26 and 27, 2008, on the Committee Recommendation, moved by Councillor Perruzza.

Summary

The owner of the Liberty Subdivision at 1100 Sheppard Avenue West has agreed to provide public art in connection with subdivision approval of this site and is spending \$500,000.00 on-site and contributing the balance for off-site public art.

NY15.Bills	ACTION		Delegated	
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General Bills

The North York Community Council passed [By-laws 421-2008 to 436-2008](#).

Confirmatory Bills

The North York Community Council passed a Confirmatory Bill as By-law 437-2008.

Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2008-05-06	Morning	9:40 AM	12:45 PM	Public
2008-05-06	Afternoon	1:45 PM	4:10 PM	Public