

North York Community Council

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

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.*

NY17.1	ACTION	Amended	Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
--------	--------	---------	--

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:

1. *Requested that at such time as the City has in place the capacity to remove illegal signs, that the appropriate City Officials notify, in accordance with the requirements of the applicable Sign By-law, all companies and the owners of properties where illegal billboards have been determined to exist within the North District, that they must be removed.*

2. *Directed that with respect to any such structures that have not been removed by the owner within the allotted time limit, that the appropriate City Officials enforce the provisions of the applicable Sign By-law, including the possibility of removing such structures and charging back the cost to the property owner in a like manner as taxes.*
3. *Requested the appropriate City Officials, to report progress on this matter to the North York Community Council meeting on November 18, 2008 and every six months to the North York Community Council until all offending billboards have been removed.*
4. *Directed that with respect to any application for variance of the by-law to legalize presently illegal signs, that the appropriate City Officials highlight prominently in their staff reports, the existence of any illegal signs on the subject property.*
5. *Requested the City Solicitor to prepare a report to the Planning and Growth Management Committee on the feasibility of disgorging the revenue from illegally erected signs under the provisions of the City of Toronto Act.*

Financial Impact

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

Summary

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

Background Information

Staff Report - Removal Process of Illegal Signs

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

Communications

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

NY17.2	ACTION	Amended	Delegated	Ward: 16
--------	--------	---------	-----------	----------

Fence Exemption Request - 486 Fairlawn Avenue

(May 16, 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) for 486 Fairlawn Avenue, subject to conforming to the new policy direction given at the Municipal Licensing and Standards Committee meeting and subject to the new direction being approved by City Council.*

Financial Impact

There is no financial impact anticipated in this report.

Summary

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

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

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

Background Information

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

NY17.3	ACTION	Amended	Delegated	Ward: 16
--------	--------	---------	-----------	----------

Fence Exemption Request - 656 Bedford Park Avenue

(June 16, 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) for 656 Bedford Avenue.*

Financial Impact

There is no financial impact anticipated in this report.

Summary

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

The purpose of this report is to consider a request by the owner(s) of 656 Bedford Park Avenue, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the side and rear yard in this location is 2 metres.

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

Background Information

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

NY17.4	ACTION	Deferred	Delegated	Ward: 25
--------	--------	----------	-----------	----------

Fence Exemption Request - 27 Alderbrook Drive

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

Decision Advice and Other Information

North York Community Council:

1. Deferred consideration of the report (June 16, 2008) from the District Manager, Municipal Licensing and Standards, North York District, to its next meeting on September 9, 2008.
2. Requested the District Manager, Municipal Licensing and Standards, North York District, to provide an evaluation of the issue of constructing a pergola to form the top of a fence as well as an evaluation of the wooden section of the side yard fence.
3. Requested the District Manager, Municipal Licensing and Standards, North York District and the Director of Building and Deputy Chief Building Official, North York District, to report on:
 - a. the approved grading, hard surface and retaining walls constructed at 27 Alderbrook Drive, how they relate to what has been requested for approval, and how they were constructed; and
 - b. which City Officials are responsible to monitor construction of retaining walls, grading and fencing on sites such as this, who was monitoring the site at 27 Alderbrook Drive and what notices were issued.

Financial Impact

There is no financial impact anticipated in this report.

Summary

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

The purpose of this report is to consider a request by the owner(s) of 27 Alderbrook Drive, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the rear yard is 2 metres.

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

Background Information

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

NY17.5	ACTION	Amended	Delegated	Ward: 25
--------	--------	---------	-----------	----------

Fence Exemption Request - 66 Northdale Road

(June 16, 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) for 66 Northdale Road, subject to the fence being constructed of wrought iron.*

Financial Impact

There is no financial impact anticipated in this report.

Summary

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

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

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

Background Information

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

Communications

(July 2, 2008) fax from John Calovic, submitted by Salvatore Benedetto (NY.New.NY17.5.1)

NY17.6	ACTION	Amended	Delegated	Ward: 8
--------	--------	---------	-----------	---------

Sign Variance Request - Ground Identification Sign - 1150 Sheppard Avenue West

(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 one ground sign located at the south lot line along Kodiak Crescent, conditional on:
 - a. the removal of all other signs presently erected illegally on the property;
 - b. *the owner of this property, Prudent Financial Services:*
 - i. *providing the City with a written undertaking that would authorize the City to remove all present and future signs erected without a permit from the property without notice;*
 - ii. *notifying, by registered mail, all tenants of 1150 Sheppard Avenue West, of this undertaking; and*
 - iii. *inserting a clause in all future leases that advises future tenants of this condition.*
2. Directed that the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit from the Chief Building Official.

Financial Impact

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

Summary

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

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

Background Information

Staff Report - Sign Variance - 1150 Sheppard Ave W

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

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

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

NY17.7	ACTION	Adopted	Delegated	Ward: 16
--------	--------	---------	-----------	----------

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

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

Committee Decision

North York Community Council:

1. Approved the request for variances.
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 the community council has delegated authority to make a final decision provided it is not amended so that it varies with City policy or by-laws.

The purpose of this report is to review and make recommendations on a request by Steve Wolowich of CBS Outdoor on behalf of Yet Wai Lee, for an approval of a variance from former City of Toronto Municipal Code, Signs Chapter 297, as amended, to permit the erection of one back to back illuminated third party roof sign at 544 Eglinton Ave. West.

Background Information

Staff Report - Sign Variance Request for a Roof Sign - 544 Eglinton Ave. West
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13821.pdf>

NY17.8	ACTION	Amended	Delegated	Ward: 16
--------	--------	---------	-----------	----------

Request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit a front yard parking pad at 168 Roselawn Avenue

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

Committee Decision

North York Community Council:

1. *Approved the request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit a front yard parking pad at 168 Roselawn Avenue.*

Financial Impact

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

Summary

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

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

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

Background Information

Staff Report - Front yard parking pad at 168 Roselawn Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14016.pdf>

Attachment 1 - Site plan - Front yard parking pad - 168 Roselawn Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14017.pdf>

NY17.9	ACTION	Amended	Delegated	Ward: 16
--------	--------	---------	-----------	----------

Request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit a front yard parking pad at 412 St. Germain Avenue

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

Committee Decision

North York Community Council:

1. Approved the request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit front yard parking pad at 412 St. Germain Avenue.

Financial Impact

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

Summary

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

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

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

Background Information

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

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

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

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

NY17.10	ACTION	Deferred	Delegated	Ward: 16
---------	--------	----------	-----------	----------

Request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit a front yard parking pad at 487 Castlefield Avenue

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

Decision Advice and Other Information

North York Community Council deferred consideration of the report (June 19, 2008) from the Director, Transportation Services, North York District, to its next meeting on September 9, 2008.

Financial Impact

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

Summary

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

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

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

Background Information

Staff Report - Front yard parking pad at 487 Castlefield Avenue

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

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

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

NY17.11	ACTION	Amended	Delegated	Ward: 16
---------	--------	---------	-----------	----------

Request for an exemption from Chapter 400 of the former City of Toronto Municipal Code to permit two vehicle front yard parking at 118 Orchard View Boulevard

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

Committee Decision

North York Community Council:

1. *Approved the request for an exemption from Chapter 400 of the City of Toronto Municipal Code to permit two vehicle front yard parking at 118 Orchard View Boulevard.*

Financial Impact

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

Summary

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

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

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

Background Information

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

NY17.12	ACTION	Deferred	Delegated	Ward: 16
---------	--------	----------	-----------	----------

Request for an exemption from Chapter 400 of the former City of Toronto Municipal Code to permit two vehicle driveway widening parking at 264 Castlefield Avenue

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

Decision Advice and Other Information

North York Community Council deferred consideration of the report (June 19, 2008) from the Director, Transportation Services, North York District, to its next meeting on September 9, 2008.

Financial Impact

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

Summary

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

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

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

Background Information

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

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

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

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

NY17.13	ACTION	Adopted		Ward: 15
---------	--------	---------	--	----------

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

Committee Recommendations

North York Community Council recommends that:

1. City Council direct that the centre westbound traffic lane at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access, be designated for through movement vehicles only, from the east curb line of Yorkdale Road to a point 90 metres east.
2. City Council direct that the southerly westbound traffic lane at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access on the William R. Allen Road / Highway 401 Off-ramp at Yorkdale Road, be designated for left-turning vehicles only, from the east curb line of Yorkdale Road to a point 90 metres east.
3. City Council direct that the northerly westbound traffic lane at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access, be designated for right-turning vehicles only, from the east curb line of Yorkdale Road to a point 90 metres east.
4. City Council direct that the southerly eastbound traffic lane at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access, be designated for right-turning vehicles only, from the west curb line of Yorkdale Road to a point 30.5 metres west.
5. City Council direct that the northerly eastbound traffic lane at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access, be designated for left-turning vehicles only; from the west curb line of Yorkdale Road to a point 30.5 metres west.
6. City Council direct that entry be prohibited at all times to the westbound off-ramp traffic lanes at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road / Yorkdale Mall access.

7. City Council direct that northbound right-turn traffic movements on Yorkdale Road at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/ Yorkdale Mall access be prohibited at all times.
8. City Council direct that southbound left-turn traffic movements on Yorkdale Road at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/ Yorkdale Mall access be prohibited at all times.
9. City Council direct that pedestrian crossings be prohibited on Yorkdale Road, between the north curb line of William R. Allen Road/ Highway 401 Off-ramp / Yorkdale Mall access and a point 30.5 metres north.
10. City Council direct that pedestrian crossings be prohibited on Yorkdale Road, between the south curb line of William R. Allen Road / Highway 401 Off-ramp/ Yorkdale Mall access and a point 30.5 metres south.
11. City Council direct the appropriate City Officials to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills that are required.

Financial Impact

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

Summary

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

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

Background Information

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

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13801.pdf>

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

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13802.pdf>

NY17.14	ACTION	Amended		Ward: 24
---------	--------	---------	--	----------

Installation of Traffic Control Signals - Otonabee Avenue and Willowdale Avenue

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

Committee Recommendations

North York Community Council recommends that:

1. City Council direct that the existing pedestrian crossover at the intersection of Willowdale Avenue and Otonabee Avenue be replaced with traffic control signals.

Financial Impact

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

Summary

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

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

Background Information

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

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

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

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

NY17.15	ACTION	Adopted	Delegated	Ward: 15
---------	--------	---------	-----------	----------

One-Way Street Designations - Tommy Douglas Gardens and Beograd Gardens

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

Committee Decision

North York Community Council:

1. Amended By-laws 196-84 and 2958-94, of the former City of York, to delete Tommy Douglas Gardens as a one-way street, from the southerly limit of Roselawn Avenue (west leg) to the southerly limit of Roselawn Avenue (east leg), any time as a counter-clockwise direction.
2. Amended By-laws 196-84 and 2958-94, of the former City of York, to designate Tommy Douglas Gardens as a one-way street from the south limit of Roselawn Avenue (west leg) to a point 155 metres south/east from the south limit of Roselawn Avenue (west leg), any time in a clockwise direction.
3. Amended By-laws 196-84 and 2958-94, of the former City of York, to delete the entry prohibition to Tommy Douglas Gardens (east leg) from the southerly limit of Roselawn Avenue.
4. Amended By-laws 196-84 and 2958-94, of the former City of York, to prohibit entry to Tommy Douglas Gardens (west leg) from the south limit of Roselawn Avenue.
5. Amended By-laws 196-84 and 2958-94, of the former City of York, to prohibit entry to Tommy Douglas Gardens (east leg) from a point 40 metres south/west of the south limit of Roselawn Avenue (east leg).
6. Amended By-laws 196-84 and 2958-94, of the former City of York, to delete Beograd Gardens as a one-way street from the southerly limit of Roselawn Avenue (west leg) to the southerly limit of Roselawn Avenue (east leg), any time as a counter-clockwise direction.
7. Amended By-laws 196-84 and 2958-94, of the former City of York, to designate Beograd Gardens as a one-way street from a point 39 metres south/east of the south limit of Roselawn Avenue (west leg) to the south limit of Roselawn Avenue (east leg), any time as a counter-clockwise direction.
8. Amended By-laws 196-84 and 2958-94, of the former City of York, to prohibit entry to Beograd Gardens (west leg) from a point 39 metres south/east of the south limit of Roselawn Avenue (west leg).

Financial Impact

All costs associated with the implementation of the one-way street operation on Tommy Douglas Gardens and Beograd Gardens are included within the Transportation Services Division's 2008 Operating Budget.

Summary

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

To obtain approval to amend the one-way traffic flow operations on Tommy Douglas Gardens

and Beograd Gardens.

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

Background Information

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

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

Attachment 2 - Site Map - One-Way Street Network - Tommy Douglas Gardens and Beograd Gardens (<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14116.pdf>)

NY17.16	ACTION	Adopted		Ward: 15
---------	--------	---------	--	----------

Pedestrian Crossing Prohibition - Lawrence Avenue West at Shermount Avenue

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

Committee Recommendations

North York Community Council recommends that:

1. City Council prohibit pedestrian crossings on Lawrence Avenue West, between the easterly curb line of Shermount Avenue and a point 30.5 metres west of the west curb line of Shermount Avenue.

Financial Impact

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

Summary

To obtain approval to prohibit north/south pedestrian crossings on the west side of the signalized intersection at Lawrence Avenue West and Shermount Avenue.

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

Background Information

Staff Report - Pedestrian Crossing Prohibition - Lawrence Avenue West at Shermount Avenue (<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14122.pdf>)

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

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

NY17.17	ACTION	Adopted	Delegated	Ward: 10
---------	--------	---------	-----------	----------

Parking Regulations - Harlock Boulevard

(June 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, to prohibit parking, from 8:00 a.m. to 5:00 p.m., Monday to Friday, on the east side of Harlock Boulevard, from Almore Avenue to Bainbridge Avenue.

Financial Impact

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

Summary

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

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

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

Background Information

Staff Report - Parking Regulations - Harlock Boulevard

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

Attachment 1 - Location Map - Parking Regulations - Harlock Boulevard

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

NY17.18	ACTION	Adopted	Delegated	Ward: 23
---------	--------	---------	-----------	----------

Parking Regulations - Tolman Street

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

Financial Impact

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

Summary

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

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

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

Background Information

Staff Report - Parking Regulations - Tolman Street

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

Attachment 1 - Map - Tolman Street - Parking Regulations

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

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

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

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

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

NY17.19	ACTION	Adopted	Delegated	Ward: 23
---------	--------	---------	-----------	----------

Turn Restrictions - Endell Street

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

Committee Decision

North York Community Council:

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

Financial Impact

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

Summary

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

To obtain approval to prohibit outbound movements to Endell Street from the north driveway associated with the property located at 252 Finch Avenue West (Associated Hebrew Schools of Toronto).

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

Background Information

Staff Report - Turn Restrictions - Endell Street

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

Attachment 1 - Site Map - Turn Restrictions - Endell Street

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

NY17.20	ACTION	Amended	Delegated	Ward: 16
---------	--------	---------	-----------	----------

School Zone Review - St. Clements Avenue and Castlefield Avenue - Allenby Public School

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

Committee Decision

North York Community Council:

1. Directed that the existing no parking 8:30 a.m. to 6:00 p.m. prohibition on the north side of St. Clements Avenue, from a point 111.3 metres west of Avenue Road to a point 61.0 metres further west, be deleted.
2. Directed that the existing no parking, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the south side of St. Clements Avenue, from a point 37 metres west of Avenue Road to a point 62 metres further west thereof, be deleted.
3. Directed that the existing no parking, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the south side of St. Clements Avenue, from a point 120 metres west of Avenue Road to a point 49.5 metres further west thereof, be deleted.
4. Directed that the existing no stopping, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the south side of St. Clements Avenue, from a point 99 metres west of Avenue Road to a point 120 metres west of Avenue Road, be deleted.
5. Directed that parking be prohibited at anytime on both sides of St. Clements Avenue, from Avenue Road to a point 37 metres west.
6. Directed that a 10 minute Permitted Parking, from 8:00 a.m. to 4:00 p.m., Monday to Friday, restriction on the south side of St. Clements Avenue, from a point 37 metres west of Avenue Road to a point 120 metres west of Avenue Road (student drop-off / pick-up zone), be installed.
7. Directed that a no stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the south side of St. Clements Avenue, from a point 120 metres west of Avenue Road to a point 170 metres west of Avenue Road , be installed.
8. *Directed that permit parking be expanded from 12:01 a.m. to 9:30 a.m. on the north side of St. Clements Avenue, from a point 37 metres west of Avenue Road to a point 170 metres west of Avenue Road.*
9. Directed that the existing no parking, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the south side of Castlefield Avenue, from a point 109.7 metres west of Avenue Road to a point 41.1 metres further west, be deleted.
10. Directed that the existing no parking, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the north side of Castlefield Avenue, from a point 34 metres west of Avenue Road to a point 56.5 metres further west thereof, be deleted.
11. Directed that the existing no parking, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the north side of Castlefield Avenue, from a point 97 metres west of Avenue Road to a point 12.5 metres further west thereof, be deleted.
12. Directed that the existing no stopping, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the north side of Castlefield Avenue, from Avenue Road to a point 34

metres west thereof, be deleted.

13. Directed that the existing no stopping, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the north side of Castlefield Avenue, from a point 90.5 metres west of Avenue Road to a point 6.5 metres further west thereof, be deleted.
14. Directed that a 10 minute Permitted Parking, from 8:00 a.m. to 4:00 p.m., Monday to Friday, restriction on the north side of Castlefield Avenue, from a point 21 metres west of Avenue Road to a point 90 metres west of Avenue Road (student drop-off / pick-up zone), be installed.
15. Directed that parking be prohibited at anytime on the north side of Castlefield Avenue, from a point 90 metres west of Avenue Road to a point 96 metres west of Avenue Road.
16. Directed that parking be prohibited, from 8:00 a.m. to 4:00 p.m., Monday to Friday, on the north side of Castlefield Avenue, from a point 96 metres west of Avenue Road to a point 110 metres west of Avenue Road.
17. Directed that a no stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the north side of Castlefield Avenue, from a point 15 metres west of Avenue Road to a point 190 metres west of Avenue Road , be installed.
18. *Directed that permit parking be expanded from 12:01 a.m. to 9:30 a.m. on the south side of Castlefield Avenue, from a point 110 metres west of Avenue Road to a point 172 metres west of Avenue Road.*

Financial Impact

All costs associated with the amendment of the parking and stopping prohibitions on St. Clements Avenue and Castlefield Avenue are included within the Transportation Services Division's 2008 Operating Budget.

Summary

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

To obtain approval to amend the existing parking and stopping restrictions on the both sides of St. Clements Avenue and Castlefield Avenue, in the vicinity of Allenby Public School.

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

Background Information

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

NY17.21	ACTION	Amended		Ward: 15
---------	--------	---------	--	----------

Traffic Calming - Brucewood Crescent, Drexel Road to Prince Charles Drive

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

Committee Decision

North York Community Council recommends that:

1. *City Council direct the City Clerk to undertake a poll of the residents of Brucewood Crescent, from Drexel Road to Prince Charles Drive, regarding the installation of traffic calming measures (speed humps) as per plan NY08072 to determine resident support, in accordance with the City of Toronto Traffic Calming Policy.*
2. *City Council authorize that, subject to a favourable poll:*
 - a. *a road alteration by-law be prepared for Brucewood Crescent, from Drexel Road to Prince Charles Drive for traffic calming purposes generally as shown on the speed hump plan circulated to the residents; and*
 - b. *the speed limit be reduced from 50 km/h to 40 km/h on Brucewood Crescent, from Drexel Road to Prince Charles Drive, coincident with the implementation of the speed humps.*
3. *City Council authorize the appropriate City Officials to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.*

Financial Impact

There is no financial impact associated with the adoption of this report.

Summary

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

The purpose of this staff report is to report on the feasibility of installing traffic calming measures (speed humps) on Brucewood Crescent, from Drexel Road to Prince Charles Drive.

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

Background Information

Staff Report - Traffic Calming - Brucewood Cr. & Drexel Rd to Prince Charles Dr.
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14153.pdf>

Attachment 1 - Location Map - Brucewood Cr. & Drexel Rd to Prince Charles Dr.
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14154.pdf>

Attachment 2 - Traffic Calming Warrant - Brucewood Cr. & Drexel Rd to Prince Charles Dr.
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14155.pdf>

NY17.22	ACTION	Adopted	Delegated	Ward: 23
---------	--------	---------	-----------	----------

Traffic Operations - Avondale Avenue, Harrison Garden Boulevard/Bales Avenue, Humberstone Drive, and Everson Drive

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

Committee Decision

North York Community Council:

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

8. Amended Schedule XVIII of By-law 31001, of the former City of North York, to designate Avondale Avenue as a through street between Yonge Street and Bales Avenue/Harrison Garden Boulevard.
9. Amended Schedule XVIII of By-law 31001, of the former City of North York, to designate Avondale Avenue as a through street between Bales Avenue/Harrison Garden Boulevard and Everson Drive.
10. 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 Avondale Avenue and Bales Avenue/Harrison Garden Boulevard.
11. Amended By-law 31878, of the former City of North York, to designate Humberstone Drive as a 40 km/h speed zone, from the easterly limit of Harrison Garden Boulevard to the westerly limit of Everson Drive.
12. Amended By-law 31878, of the former City of North York, to designate Harrison Garden Boulevard as a 40 km/h speed zone, from the southerly limit of Avondale Avenue to the easterly limit of Harrison Garden Boulevard.
13. Amended By-law 31878, of the former City of North York, to designate Everson Drive as a 40 km/h speed zone, from the southerly limit of Avondale Avenue to the northerly limit of Harrison Garden Boulevard.

Financial Impact

All costs associated with the amendments of the parking/stopping regulations, the reduction of the speed limit and the installation of an all-way stop control are included within the Transportation Services Division's 2008 Operating Budget.

Summary

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

To obtain approval to amend the parking restrictions on Avondale Avenue and Harrison Garden Boulevard; introduce a reduced speed limit of 40 km/h on Harrison Garden Boulevard, Humberstone Drive and Everson Drive; and to introduce an all-way stop control at the intersection of Avondale Avenue at Harrison Garden Boulevard/Bales Avenue.

The amendments to the parking restrictions will address the residents' concerns regarding parking on Avondale Avenue and Harrison Garden Boulevard. The introduction of the all-way stop control will address the right-of-way needs of traffic at the intersection. Reducing the speed limit from 50 km/h to 40 km/h on Harrison Garden Boulevard, Humberstone Drive and Everson Drive will address safety concerns expressed by residents.

Background Information

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

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

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

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

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

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

NY17.23	ACTION	Adopted	Delegated	Ward: 33
---------	--------	---------	-----------	----------

Parking Prohibitions - Havenbrook Boulevard - Reconsideration of previous decision

(July 7, 2008) Member Motion from Councillor Carroll

Committee Decision

North York Community Council reconsidered its previous decision taken on February 12, 2008 and replaced Recommendation 2 of its decision with the following two Recommendations:

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

Summary

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

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

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

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

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

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

Background Information

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

NY17.24	ACTION	Amended	Delegated	Ward: 24
---------	--------	---------	-----------	----------

Naming of Proposed Public Street & Renaming of Portion of Old Leslie Street to Esther Shiner Boulevard

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

Committee Decision

North York Community Council:

1. Directed that the east-west portion of Old Leslie Street, as shown on the attached sketch to the report (June 16, 2008) from the City Surveyor, be renamed “Esther Shiner Boulevard”.
2. Directed that the proposed public street extending westerly from Leslie Street to the Canadian National Railway overpass, as shown on the attached sketch to the report (June 16, 2008) from the City Surveyor, be named “Esther Shiner Boulevard” and dedicated as public highway.
3. Directed that the portions of Old Leslie Street, as shown on the attached sketch to the report (June 16, 2008) from the City Surveyor, no longer required for public highway purposes, be closed.
4. Authorized and directed the appropriate City Officials to take the necessary action to give effect thereto, including the introduction of a naming and dedication by-law.
5. *Directed that the proposed address numbers for the east portion of Esther Shiner Boulevard, including Nos. 241, 247, 251 and 255, as shown in Attachment 1 to the report (June 16, 2008) from the City Surveyor not be adopted.*
6. *Requested the Executive Director of Technical Services, in consultation with the Ward Councillor, to report to the North York Community Council in the Fall, 2008 on the proposed numbers for all of Esther Shiner Boulevard, taking into account the planning approvals already in place for the numerous condominium buildings in an effort to provide prominent numbers to these buildings and the IKEA site, in the event IKEA wishes to adopt an address on Esther Shiner Boulevard.*

Financial Impact

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

Summary

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

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

Background Information

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

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

NY17.25	ACTION	Adopted		Ward: 16
---------	--------	---------	--	----------

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

(June 16, 2008) Report from Chief Corporate Officer

Committee Recommendations

North York Community Council recommends that:

1. City Council direct that the Offer to Purchase from Alison Joye Pavlin to purchase part of the Lane closed by Township of North York By-law 11138 south of Lots 994 to 997, inclusive, and part of the One-Foot Reserve south of Ledbury Street and south of the Lane south of Lots 994 to 997, inclusive, all on Plan 66M-109, designated as Parts 17 and 23 on Plan 66R-21999 (“the Property”), in the amount of \$11,000.00, be accepted substantially on the terms and conditions outlined in Appendix “A” to the report (June 16, 2008) from the Chief Corporate Officer.
2. City Council authorize severally each of the Chief Corporate Officer and the Director of Real Estate Services to accept the Offer on behalf of the City.
3. City Council grant authority to direct a portion of the sale proceeds received on closing to fund the outstanding expenses related to the Property.
4. City Council authorize the City Solicitor to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions, on such terms as she considers reasonable.

Financial Impact

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

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

Summary

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

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

Background Information

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

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

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

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

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

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

NY17.26	ACTION	Adopted	Delegated	Ward: 15
---------	--------	---------	-----------	----------

York-Eglinton Business Improvement Area (BIA) Board of Management Additions and Deletions

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

Committee Decision

North York Community Council:

1. Approved the addition of a new member to the York-Eglinton BIA Board of Management as set out in Attachment No.1 to the report (June 6, 2008) from the Director, Small Business and Local Partnerships.
2. Amended Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, to reflect the change to the BIA Board of Management.

Financial Impact

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

Summary

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

Background Information

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

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

NY17.27	ACTION	Amended		Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
---------	--------	---------	--	--

Definition of Boarding or Lodging House - North York Zoning By-law 7625

(May 22, 2008) Report from City Solicitor

Decision Advice and Other Information

North York Community Council:

1. *Requested the Chief Planner and Executive Director, City Planning Division, to submit a report to the North York Community Council meeting on November 18, 2008, regarding amendments to the North York Zoning By-law to the definition of Boarding or Lodging House that would be consistent with the approach taken in the former City of Toronto Zoning By-law as it applies to the area covered by the North York District.*
2. *Hold a statutory public meeting on November 18, 2008, on the definition of a rooming house in the North York by-law for the area covered by the North York District.*

Summary

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

Background Information

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

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

NY17.28	ACTION	Deferred		Ward: 23
---------	--------	----------	--	----------

Preliminary Report - Official Plan Amendment - Rezoning and Site Plan Control Applications - 51 Drewry Avenue and 18-28 Inez Court

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

Decision Advice and Other Information

North York Community Council deferred consideration of the report (June 18, 2008) from the Director, Community Planning, North York District, to its next meeting on September 9, 2008.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

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

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

Background Information

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

NY17.29	ACTION	Deferred		Ward: 23
---------	--------	----------	--	----------

Site Plan Application - 5350 Yonge Street - St. George's Church Yonge St. Streetscape

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

Decision Advice and Other Information

North York Community Council deferred consideration of the report (June 17, 2008) from the Director, Community Planning, North York District, until such time as St. George's Church has indicated that they would like their site plan application brought forward for consideration by the North York Community Council.

Financial Impact

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

Summary

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

Background Information

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

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

NY17.30	ACTION	Adopted		Ward: 23
---------	--------	---------	--	----------

Final Report - Common Elements Condominium Application and Part Lot Control Exemption Application - 9 & 11 Clairtrell Road

Statutory - Planning Act, RSO 1990

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

Committee Recommendations

North York Community Council recommends that:

1. City Council be advised that in accordance with the delegated approval under By-law 229-2000, the Chief Planner or designate intends to approve the Draft Plan of Common Elements Condominium, as generally illustrated on Attachment 1 to the report (June 18, 2008) from the Director, Community Planning, North York District, subject to:
 - a. the conditions as generally listed in Attachment 2 to the report (June 18, 2008) from the Director, Community Planning, North York District, which, except as otherwise noted, must be fulfilled prior to the release of the plan of condominium for registration; and
 - b. any such revisions to the proposed condominium plan or any such additional or modified conditions as the Chief Planner or designate may deem to be appropriate to address matters arising from the on-going technical review of this development.

2. City Council enact a Part Lot Control Exemption By-law with respect to the subject lands, to be prepared to the satisfaction of the City Solicitor, and that such By-law shall expire 2 years after it has been enacted.
3. City Council authorize the City Solicitor to introduce the necessary Bill, provided that prior to the introduction of the Bill:
 - a. the owner shall provide to the Director, Community Planning, North York District, confirmation of payment of outstanding taxes to the satisfaction of the Revenue Services Division, City of Toronto (statement of account or Tax Clearance Certificate); and
 - b. the owner of the subject lands has registered, satisfactory to the City Solicitor, a Section 118 Restriction under the Land Titles Act agreeing not to convey or mortgage any part of the lands without the prior written consent of the Chief Planner or designate.
4. City Council authorize and direct the appropriate City Officials to register the Part Lot Control Exemption By-law on title.
5. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 Restriction at such time as the Common Elements Condominium Plan has been registered.

Decision Advice and Other Information

The North York Community Council held a statutory public meeting on July 7, 2008, and notice was given in accordance with the *Planning Act*.

No one addressed the North York Community Council on July 7, 2008.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

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

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

Background Information

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

Communications

(July 7, 2008) fax from Kam Movassaghi (NY.New.NY17.30.1)

NY17.31	ACTION	Amended		Ward: 23
---------	--------	---------	--	----------

Final Report - Rezoning and Site Plan Control Applications - 218, 220, 222 and 224 Finch Avenue West

Statutory - Planning Act, RSO 1990

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

Committee Recommendations

North York Community Council recommends that:

1. City Council amend Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to the report (June 17, 2008) from the Director, Community Planning, North York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. *City Council approve in principle the site plan as illustrated in Attachment 1 to the report (June 17, 2008) from the Director, Community Planning, North York District, subject to the Conditions of Approval listed in Attachment 6 to the report (June 17, 2008) from the Director, Community Planning, North York District, and that the Ward Councillor be involved in the process for site plan approval.*
4. City Council authorize the Chief Planner or his designate to give final approval to the site plan when the conditions to be satisfied prior to site plan approval as set out in Attachment 6 to the report (June 17, 2008) from the Director, Community Planning, North York District, have been fulfilled.

5. City Council direct that before introducing the necessary Bills to City Council for enactment, the applicant be required to enter into a Site Plan Agreement under Section 41 of the *Planning Act* and Section 114 of the *City of Toronto Act*.
6. *City Council require that all landscaping shall be supported by an in-ground irrigation system.*
7. *City Council require that all units, both residential and commercial, and the proposed building, be outfitted with facilities to operate and maintain a three stream recycling system.*

Decision Advice and Other Information

North York Community Council held a statutory public meeting on July 7, 2008, and notice was given in accordance with the *Planning Act*.

North York Community Council:

1. *Requested the General Manager, Parks, Forestry and Recreation, to report directly to City Council for its meeting on July 15 and 16, 2008, on parkland dedication, including the calculations, within the alternative parkland dedication rate by-law with respect to this application.*

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

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

Background Information

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

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

NY17.32	ACTION	Amended		Ward: 23
---------	--------	---------	--	----------

Final Report and Supplementary Report - Official Plan & Zoning By-law Amendment Applications - 258, 260, 264 Sheppard Avenue West & 10 Senlac Road

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

Committee Recommendations

North York Community Council recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment in Attachment No. 7 to the report (March 10, 2008) from the Director, Community Planning, North York District.
2. City Council amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment in Attachment No. 8 to the report (March 10, 2008) from the Director, Community Planning, North York District.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
4. *City Council direct that before introducing the necessary Bills for enactment, the applicant be required to have submitted a Site Plan Control application and to have obtained from the City approval in principle of the Site Plan Control application, and that the Ward Councillor be involved in the process for site plan approval.*
5. *City Council determine that this application will not set a precedent for future developments fronting onto Sheppard Avenue to include properties within the “Neighbourhoods” designation of the Official Plan to the north or south of the Sheppard Avenue Commercial Area Secondary Plan.*
6. *City Council be requested to waive the Policy on Donations to the City for Community Benefits, as adopted by City Council on September 25 to 28, 2006 (Policy and Finance Committee Report No. 7), to allow for the consideration of a cash donation of \$150,000.00 to the City for the installation of artificial turf at the Willowdale Lawn Bowling Club on Beecroft Drive.*

Decision Advice and Other Information

North York Community Council held a statutory public meeting on April 8, 2008, and notice was given in accordance with the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

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

Background Information

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

Communications

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

(April 8, 2008) e-mail from Marilyn Liard (NY.New.NY17.32.2)

Declared Interests

The following member(s) declared an interest:

Councillor David Shiner - declared an interest in this matter at the statutory public meeting on April 8, 2008, because the Solicitor representing the applicant is representing his family on another planning matter.

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

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

Financial Impact

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

Summary

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

Background Information

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

NY17.33	ACTION	Amended		Ward: 26
---------	--------	---------	--	----------

Refusal and Directions Report - Zoning By-law Amendment Application - 1185 Eglinton Ave East

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

Committee Recommendations

North York Community Council recommends that:

1. *City Council defer the staff recommendation to refuse the zoning amendment application in its present form (Recommendation 1 in the report (June 17, 2008) from the Director, Community Planning, North York District), in order to allow staff to continue to work with the applicant in discussing the form of development that would be appropriate for the subject site and that would address the concerns outlined in the report (June 17, 2008) from the Director, Community Planning, North York District.*
2. City Council direct City Staff to undertake a study of Site Specific Policy No. 76 to review built form and resulting densities and the distribution of density over the Study area, including the subject site and generally in accordance with the Terms of Reference contained in Attachment 6 to the report (June 17, 2008) from the Director, Community Planning, North York District.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

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

Background Information

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

Communications

(July 2, 2008) fax from Moez Moledina, forwarding a petition signed by 8 area residents (NY.New.NY17.33.1)

(July 7, 2008) letter from Peter Smith, Bousfields Inc., on behalf of the applicant (NY.New.NY17.33.2)

(July 7, 2008) letter from Peter F. Smith, Bousfields Inc., on behalf of the applicant (NY.New.NY17.33.3)

NY17.34	ACTION	Amended		Ward: 23
---------	--------	---------	--	----------

Final Report - Zoning By-law Amendment and Site Plan Control Applications - 515 Drewry Avenue

Statutory - Planning Act, RSO 1990

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

Committee Recommendations

North York Community Council recommends that:

1. *City Council refuse the Rezoning Application and the Site Plan Control Application as the proposed development represents an over-development of the site, poor urban planning, and because of adverse traffic and environmental impacts.*

Decision Advice and Other Information

North York Community Council held a statutory public meeting on July 7, 2008, and notice was given in accordance with the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

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

Background Information

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

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

Communications

(July 2, 2008) e-mail from Lynda Cohen (NY.New.NY17.34.1)

NY17.35	ACTION	Adopted		Ward: 26
---------	--------	---------	--	----------

Refusal Report - Official Plan Amendment and Zoning By-law Amendment Application - 1325, 1351 and 1365 Bayview Avenue

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

Committee Recommendations

North York Community Council recommends that:

1. City Council refuse the proposed Official Plan and Zoning By-law Amendment applications for the reasons outlined in the report (June 17, 2008) from the Director, Community Planning, North York District.
2. City Council authorize the City Solicitor and City Staff to attend the Ontario Municipal Board hearing, should the Official Plan and Zoning By-law Amendment applications be appealed to the Ontario Municipal Board.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

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

Background Information

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

Communications

(July 4, 2008) letter from Ian Lord, Weirfoulds LLP, on behalf of the applicant (NY.New.NY17.35.1)

NY17.36	ACTION	Adopted	Delegated	Ward: 15
---------	--------	---------	-----------	----------

Residential Demolition Applications - 72 and 74 Fairholme Avenue

(July 5, 2008) Report from Director of Building and Deputy Chief Building Official

Committee Decision

North York Community Council:

1. Approved the request for the demolition of the residential dwellings at 72 and 74 Fairholme Avenue, subject to the following conditions:
 - a. all debris and rubble be removed immediately after demolition; and
 - b. the excavation be filled and the site be maintained free of garbage and weeds, in accordance with Municipal Code Chapter 623-5 and 629-10, Paragraph B.

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.

In accordance with section 33 of the Planning Act and the Municipal Code Chapter 363, Article II "Demolition Control" the applications for the demolition of two residential dwellings at 72 and 74 Fairholme Avenue are referred to the North York Community Council to refuse or to grant the issuance of demolition permits because the owner does not intend to replace the dwellings with residential units.

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

Background Information

Residential Demolition Applications - 72 and 74 Fairholme Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14591.pdf>

NY17.37	ACTION	Adopted	Delegated	Ward: 16
---------	--------	---------	-----------	----------

Residential Demolition Application - 97 Castlewood Road

(July 5, 2008) Report from Director of Building and Deputy Chief Building Official

Committee Decision

North York Community Council:

1. Approved the request for the demolition of the residential dwelling at 97 Castlewood Road, only, subject to following conditions:
 - a. the Owner construct and substantially complete the new building, authorized by building permit file number 08 159419 BLD 00 NH, on the site of the building to be demolished by not later than two (2) years from the day the demolition is commenced;
 - b. the Owner agrees to maintain the existing semi-detached frame garage located at the back of the property unless separate permits to demolish or repair the existing garages are obtained simultaneously by both owners;
 - c. the failure to complete the construction within the time specified, shall entitle the City Clerk to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of twenty-thousand dollars (\$20,000.00) for the dwelling unit in respect of which a demolition permit is issued, and that such sum shall, until payment, be a lien or charge upon the land in respect of which the permit to demolish the residential property is issued;
 - d. all debris and rubble be removed immediately after demolition; and
 - e. the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623 – 5 and 629 – 10, Paragraph B.

Financial Impact

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

Summary

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

In accordance with section 33 of the Planning Act and the Toronto Municipal Code Chapter 363, Article II “Demolition Control” the application for the demolition of a residential dwelling, at 97 Castlewood Road, is referred to the North York Community Council for consideration of the issuance of a demolition permit because the property is located in the Former City of Toronto and a written notice of objection to the issuance of demolition permit was received within 14 days of the posting of the Public Notice of the Proposed Residential Demolition.

The owner requires permission to demolish the existing building in order to construct a new two storey single family dwelling.

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

Background Information

Residential Demolition Application - 97 Castlewood Road
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14592.pdf>

NY17.38	ACTION	Adopted		Ward: 25
---------	--------	---------	--	----------

Request for City Representation at the Ontario Municipal Board - Committee of Adjustment Application - A0264/08NY - 8 York Road

(July 7, 2008) Member Motion from Councillor Jenkins, Ward 25 - Don Valley West

Committee Recommendations

North York Community Council recommends that:

1. City Council authorize the City Solicitor and Planning Staff to attend the Ontario Municipal Board hearing to uphold the City’s Zoning By-law and Committee of Adjustment decision.

Summary

On June 18, 2000, the Committee of Adjustment – North Panel – approved a request by the owner of 8 York Road to construct a new two-storey dwelling on an undersized lot. Relief sought dealt with existing lot width, frontage and area, and for a reduced south side yard setback to the proposed dwelling. The application was approved, subject to several conditions, one of which was that no accessory structure be erected in the rear yard.

The new owner of the subject property now proposes to construct a retractable pool enclosure in the rear yard, which would violate this condition. An increase in lot coverage, in addition to

the original minor variances permitting the existing lot width, frontage and area, and south side yard setback to the existing dwelling are now required.

The Zoning By-law defines an Accessory Building as “a Subordinate detached building or structure that is devoted exclusively to an accessory use, and located on the same lot as the main building”. The Zoning By-law defines a Structure as “an assembly, other than a building, affixed to the ground or to a building, but does not include a fence”.

Planning staff is of the opinion that the proposed retractable pool enclosure is an accessory structure, as defined by the Zoning By-law. In addition to the existing dwelling, the proposed pool enclosure would result in a lot coverage of approximately 40.8% in an area where 35% is allowed. Planning staff recommended this application be refused.

The Committee of Adjustment, on June 18, 2008, refused this application. The owner has appealed this decision to the Ontario Municipal Board – no hearing date has been scheduled.

Background Information

Request for OMB Representation - Committee of Adjustment Application - 8 York Road
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14593.pdf>

NY17.39	ACTION	Adopted		Ward: 24
---------	--------	---------	--	----------

Report Request - Improvement to Process regarding Tree Protection By-laws for Demolition & New Construction of Residential Buildings

(July 7, 2008) Member Motion from Councillor Shiner

Decision Advice and Other Information

North York Community Council:

1. Directed the Director and Deputy Chief Building Official, North York District and the Director, Urban Forestry and City Forester , to report to the North York Community Council meeting on September 9, 2008, on how to improve the process in the North York District, as it relates to the Tree Protection By-laws for demolition and new construction of residential buildings.

Summary

Motion submitted by Councillor Shiner, requesting a report to the North York Community Council on how to improve the process, in the North York District regarding Tree Protection By-laws for demolition & new construction of residential buildings.

NY17.Bills	ACTION		Delegated	
------------	--------	--	-----------	--

General Bills

The North York Community Council passed [By-laws 678-2008 to 690-2008](#).

Confirmatory Bills

The North York Community Council passed a Confirmatory Bill as By-law 691-2008.

Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2008-07-07	Morning	9:40 AM	12:30 PM	Public
2008-07-07	Afternoon	1:35 PM	3:50 PM	Public